



**White Apron Street  
South Kirkby  
Pontefract  
West Yorkshire  
WF9 3LS**

**Offers in Excess of £328,000**

**bettermove**

# White Apron Street Pontefract

Bettermove are proud to present this 4 bedroom detached house in South Kirkby available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is D.

The interior of this well presented property comprises a spacious two spacious reception rooms, the fitted kitchen with utility room and a convenient WC on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The property also benefits from a large cellar to the lower ground floor, ideal for storage or a potential conversion.

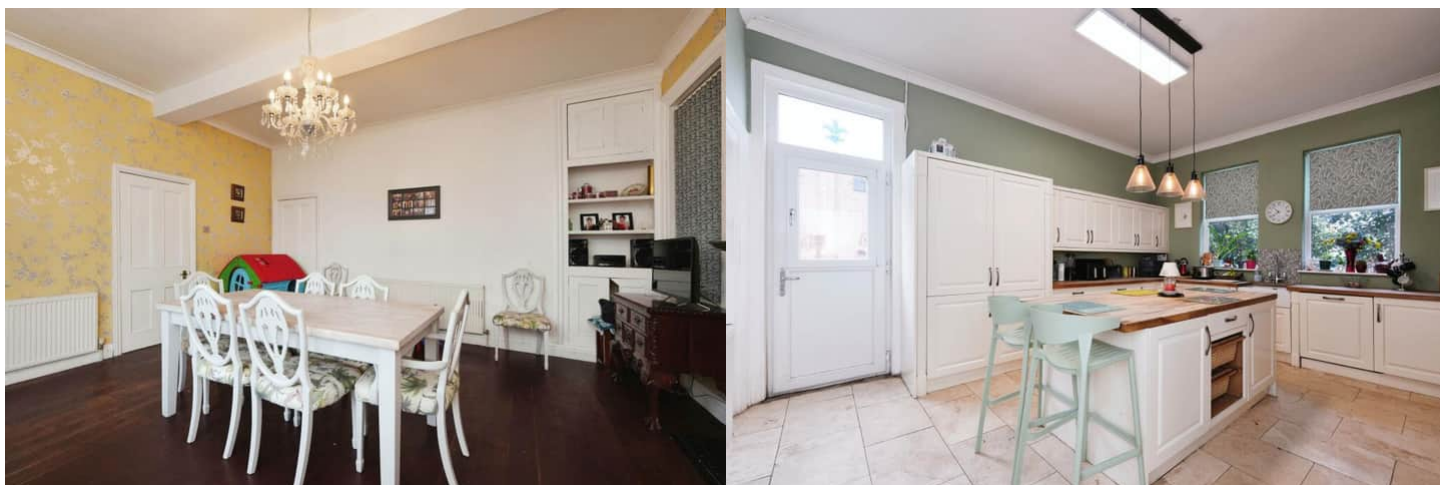
Located in the popular town of South Kirkby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1(M), Moorthorpe Train Station and many local bus routes.

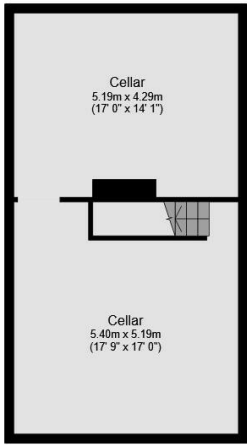
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

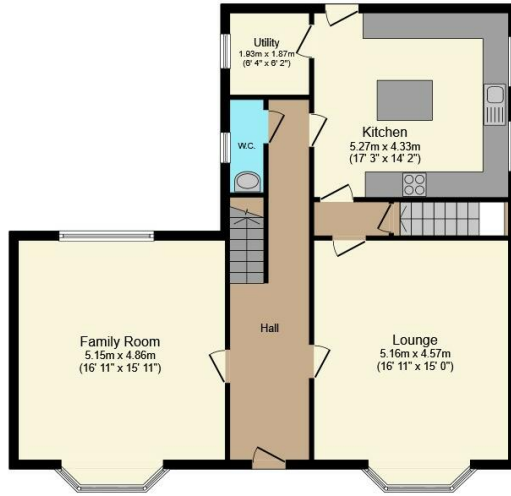
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Cellar**



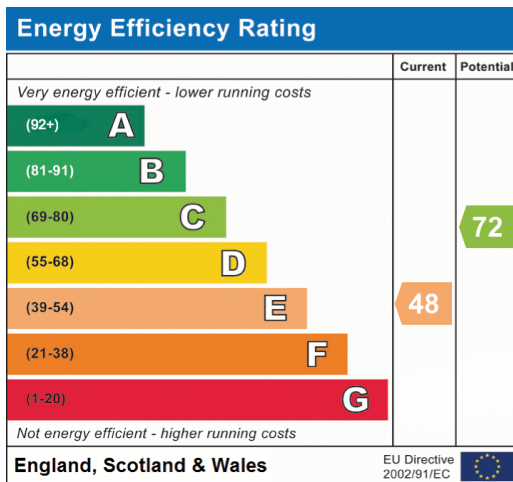
**Ground Floor**



**First Floor**

Total floor area 245.9 m<sup>2</sup> (2,647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)