



**Thornclyff House
Northfield Lane
South Kirkby
Pontefract
West Yorkshire
WF9 3LY**

Offers in Excess of £417,000

bettermove

Northfield Lane Pontefract

Bettermove are proud to present this unique 3 bedroom detached house in the sought after area of South Kirkby.

The property benefits from double glazing, gas central heating throughout and has off private off street parking available and a double garage. The council tax band is D.

The interior of this beautifully presented property briefly comprises two spacious reception rooms, modern kitchen with dining area, utility room and the sun room on the ground floor. The first floor consists of 3 double bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden with a large patio area and brick built fire place and 6 seater hot tub perfect for enjoying the summer months. There is a large summerhouse/ music studio which could be perfect for a number of different uses.

Located in the popular residential area 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 Moorthorpe Train Station, the A1(M) 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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