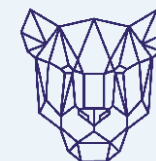




GUIDE PRICE £140,000

30 Princess Avenue, Wakefield, WF9 2QU



**PANTERA
PROPERTY**

Conservatory and generous garden.

Pantera Property are delighted to offer to the market, a spacious three-bedroom semi-detached house. The property benefits from a conservatory leading to the rear patio and generous garden.

The property is located in Wakefield, specifically, South Elmsall. South Elmsall is a small residential community with local amenities to include shops, schools, parks and access to public transport.

- Sold as seen
- Freehold
- Spacious rear garden
- Opportunity to add value



x2



x3



x2

Additional Information

Local Authority

Wakefield
Metropolitan District
Council

Council Tax

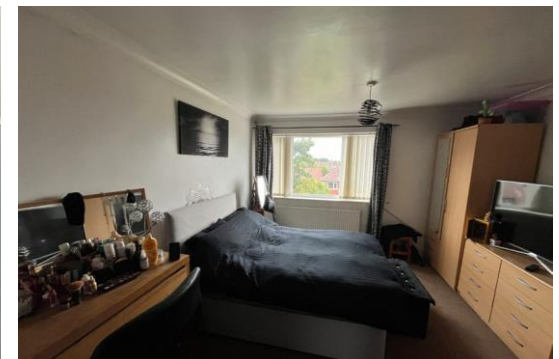
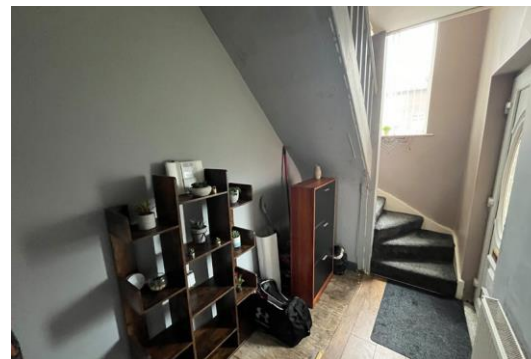
Band = A

Tenure

Freehold

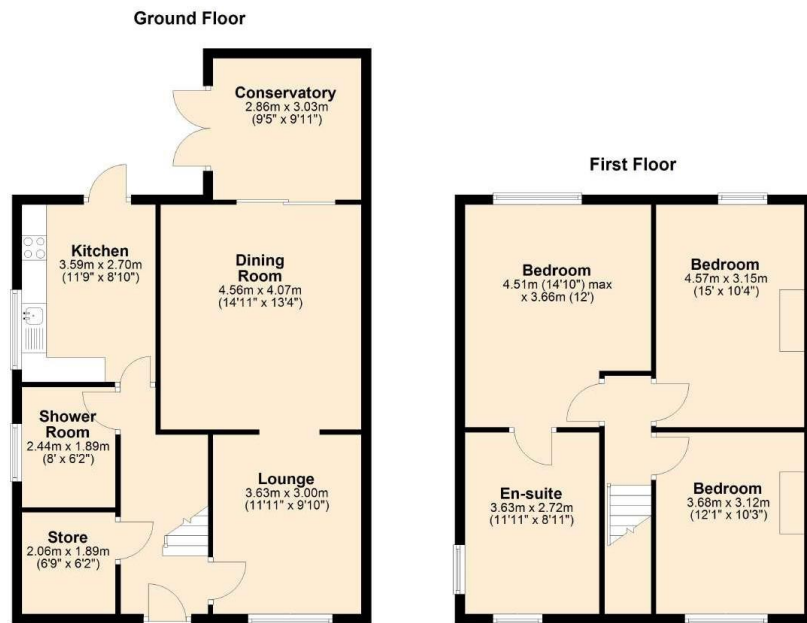
Size

1205.56 sq ft



Floor Plan

This two-story floor plan includes three bedrooms, one with en-suite, a kitchen with separate dining room, conservatory, store room and shower room all within 1205.56 sq. ft.



Measurements are approximate. Not to Scale. Illustrative purposes only. Plan produced using PlanUp.



Viewing

Viewing highly recommended, please contact Charley at Pantera Property to arrange at **0330 118 6610**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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