



## 2 Palmers Avenue, South Elmsall, Pontefract, West Yorkshire, WF9 2JG

Introducing this charming 3-bedroom detached bungalow by Kestrel Estates, showcasing a delightful presentation. The property features an entrance hall, an open plan kitchen/diner, and a lounge with French doors leading to the rear garden. The hallway connects to three well-proportioned bedrooms and a contemporary family bathroom. Externally, a spacious driveway allows ample off-street parking, complemented by a detached garage at the rear. Nestled on an impressive plot, the property boasts a private, appealing rear garden, complete with a raised decked area, perfect for outdoor entertaining. Ideally located in the sought-after South Elmsall area, it is close to local amenities and bus links. The property is particularly convenient for commuters, offering easy access to the A1 motorway network.

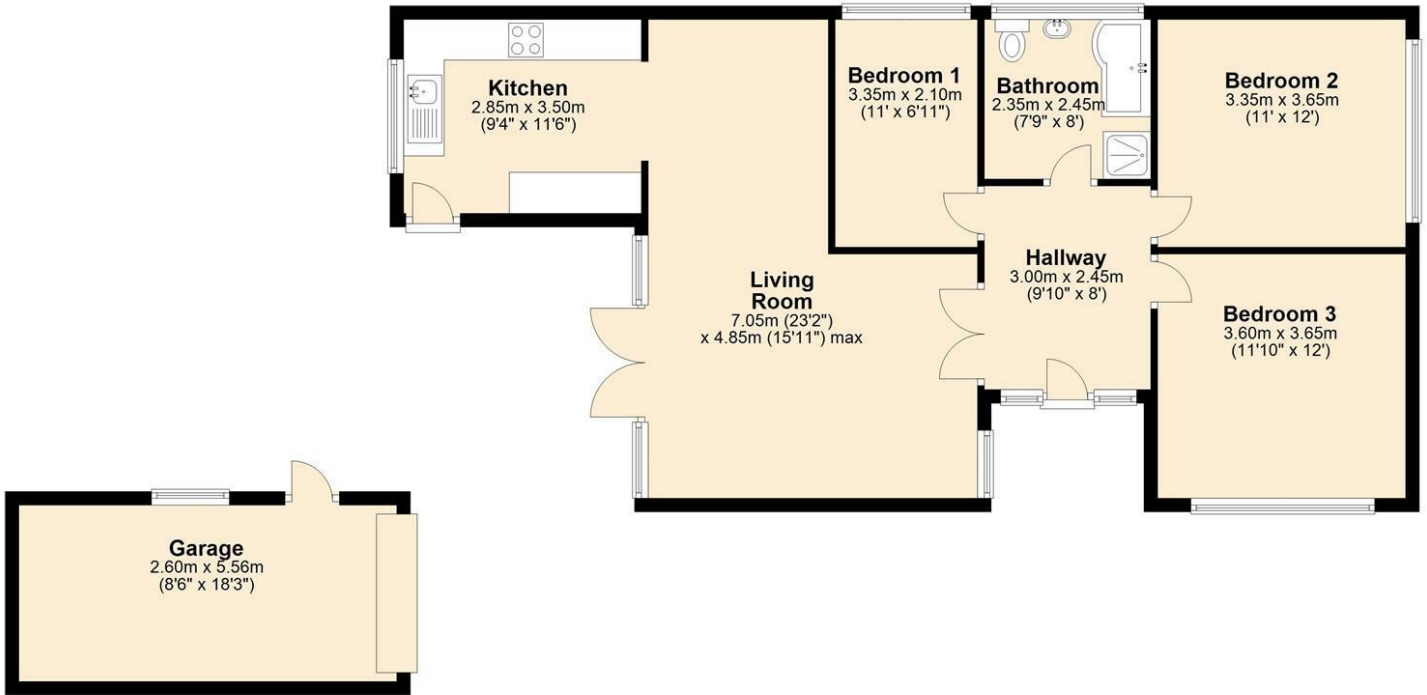
- 3 Bed Detached Bungalow
- Spacious Open Plan Kitchen/Diner/Lounge
- Detached Garage
- Off Road Parking
- Well Maintained Enclosed Rear Garden
- Close To South Elmsall Train Station & Amenities

For a more in-depth look, explore the video and floor plans.

**£270,000**

### Ground Floor

Approx. 99.1 sq. metres (1066.2 sq. feet)



Total area: approx. 99.1 sq. metres (1066.2 sq. feet)

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