



## 8 Hebble Oval, South Elmsall, Pontefract, West Yorkshire, WF9 2WN

This beautiful four bedroom detached house in a great location on this popular development in South Elmsall.

The property briefly comprises; Lounge, Kitchen, Dining room, Sitting room, W/C, first floor off the landing, master bedroom with en-suite, 3 further good size bedrooms, and a main house bathroom.

Well-appointed throughout with a garden to the rear with a shed and off street parking to the front.

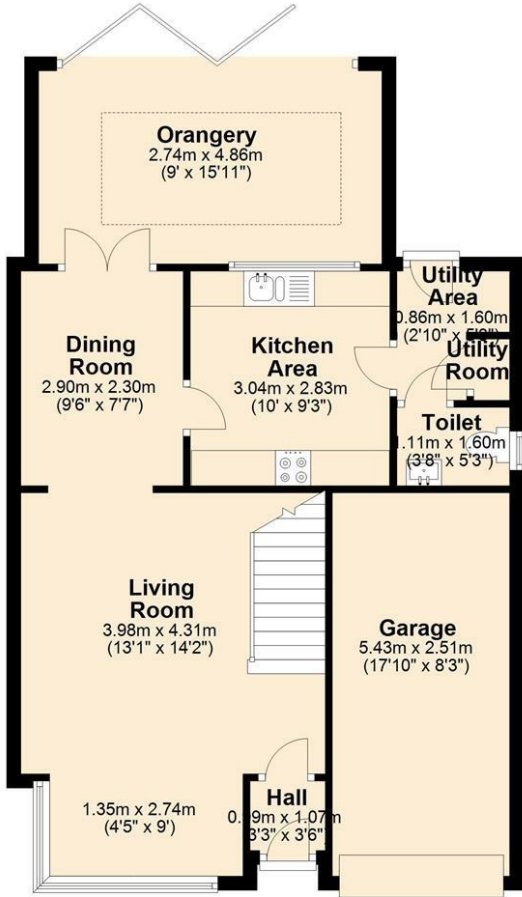
This stunning property is close to local amenities and close to both road and rail links for those wishing to commute. Viewing is highly recommended. To find out more check out the video and floor plans.

- 4 Bed Detached Home
- Master Bedroom with En Suite
- Spacious Rear Garden
- Integrated Garage
- Driveway Providing Off Road Parking
- Sitting Room with Stunning Sky Lantern
- Close to transport links/Amenities
- Perfect For Families

**£275,000**

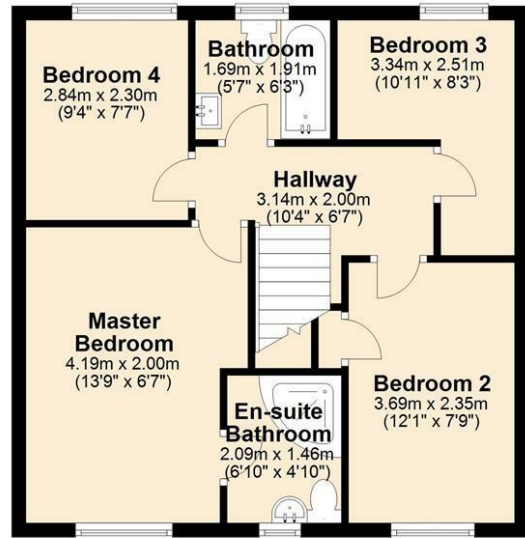
### Ground Floor

Approx. 71.8 sq. metres (772.8 sq. feet)



### First Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		