

## 10 Sandford Road, South Elmsall, Pontefract, WF9 2XL

On the market with Kestrel Estates is this charming 3 bed detached bungalow for sale in South Elmsall. The property is perfect for anyone looking for single storey living and features a well-appointed kitchen, a comfortable lounge, three bedrooms, and a wet room. The rear of the property boasts a beautifully landscaped garden, while the front offers a driveway for convenient off-street parking and a garage. The bungalow is listed with NO CHAIN.

To fully appreciate the charm of this residence a viewing is definitely a must.

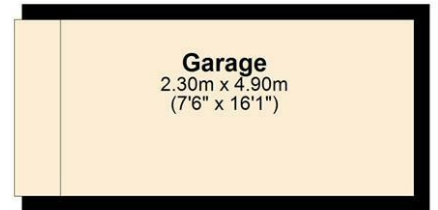
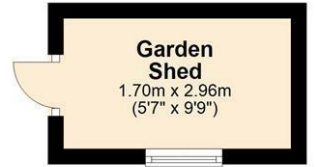
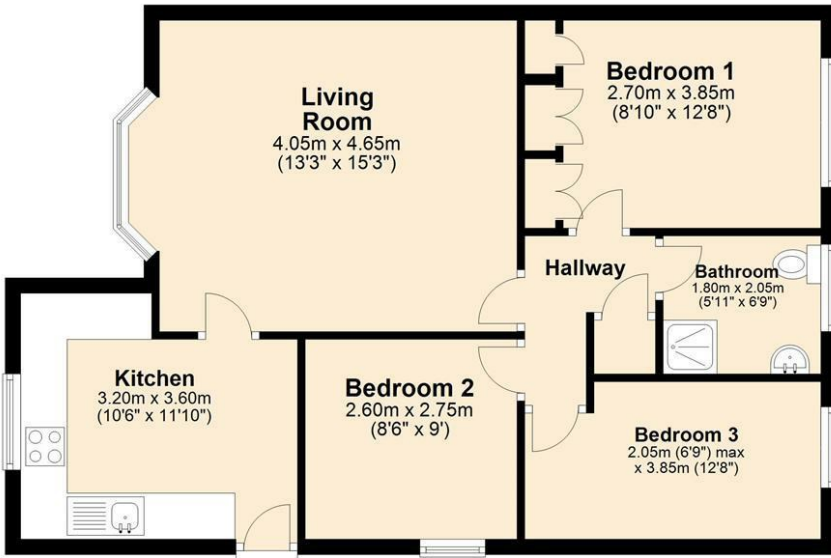
Book your viewing today for this 3 bed detached bungalow for sale on Sandford Road.

**£225,000**

- Stunning 3 bed bungalow
- Spacious Lounge
- Beautiful Fitted Kitchen
- Wet Room
- Garage
- Off Road Parking
- Fantastic Private Rear Garden
- Close to local amenities
- Must See
- NO CHAIN

### Ground Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(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	