



7 Northcroft Avenue, South Elmsall, Pontefract, WF9 2UW

You don't want to hang around for this one.

This 3 bed semi detached property in South Elmsall has it all, an open plan kitchen/diner, cosy lounge, 3 generous bedrooms and modern bathroom, plus off road parking, garage and a garden to die for.

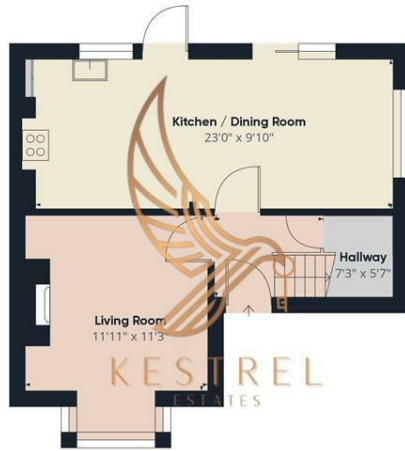
The open plan kitchen/diner benefits from a utility area and leads out to the well maintained garden. The cosy spacious lounge has a feature fire place and leads into the hallway, there's also the added bonus of a downstairs toilet.

Upstairs there are 2 double bedrooms and a great sized single room along with a spacious landing and beautiful bathroom.

The outdoor space on this property really must be viewed to really appreciate the size of the garden.

- 3 Bed Semi Detached
- Open Plan Kitchen/Diner
- Modern Fitted Bathroom
- Downstairs Toilet
- Outstanding Garden
- Garage & Off Road Parking
- ** Must See **

£225,000



Floor 0



Floor 1

Approximate total area[®]
872.35 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |