



## 98 Beech Street, South Elmsall, Pontefract, WF9 2LT

WOW WOW WOW!

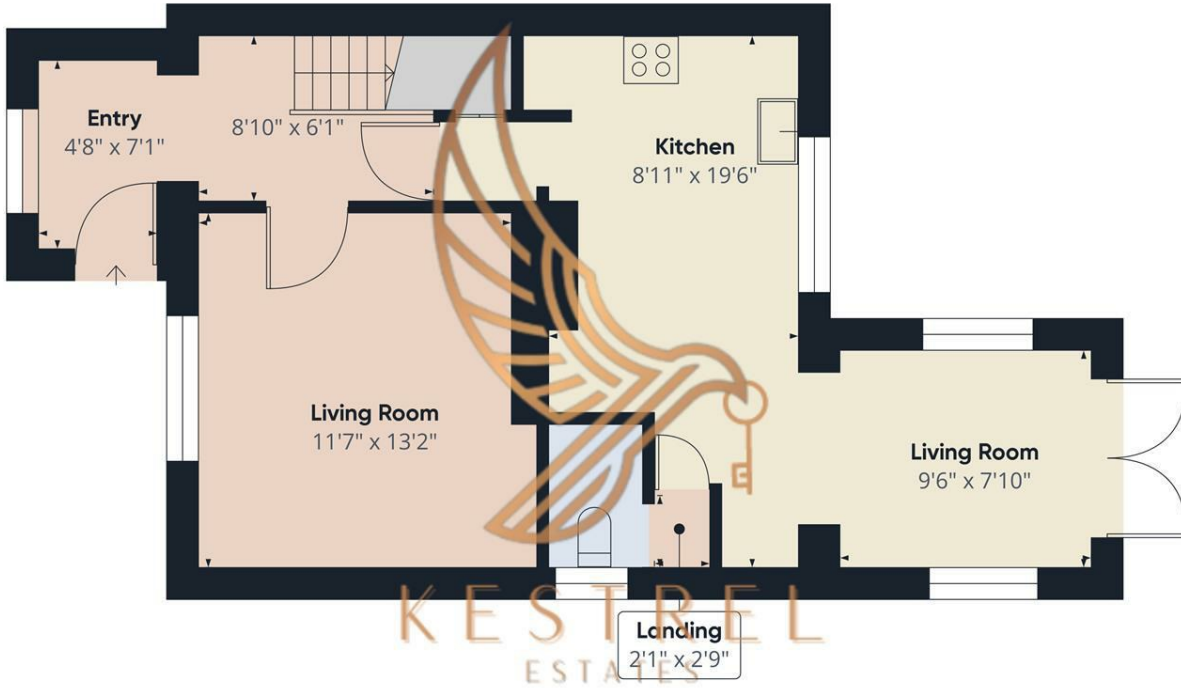
Presented by Leanne Gill of Kestrel Estates, this stunning 4 bed semi detached house for sale in South Elmsall offers a fitted kitchen/diner with a sitting area and French doors leading to a well-maintained garden. The main floor includes a separate lounge and a convenient W/C. Upstairs, discover four generously sized bedrooms, including a master with an en-suite, providing ample space for growing families. An additional family bathroom adds to the practicality of the layout. External features include a driveway for off-street parking. With proximity to local shops, schools, transport links, and amenities, do not miss the opportunity to turn this South Elmsall property into your dream home – arrange a viewing today.

With NO CHAIN this home is perfect.

Book your viewing today for this 4 bed semi detached house for sale on Beech Street.

**£190,000**

- 4 Bed Semi-Detached Property
- Modern Kitchen/Dining/Snug area
- Downstairs WC
- Off Road Parking
- Garden To The Rear
- Close To Local Shops And Schools
- Close To Transport Links
- NO CHAIN



Approximate total area<sup>®</sup>  
540.59 ft<sup>2</sup>

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

Floor 0

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