



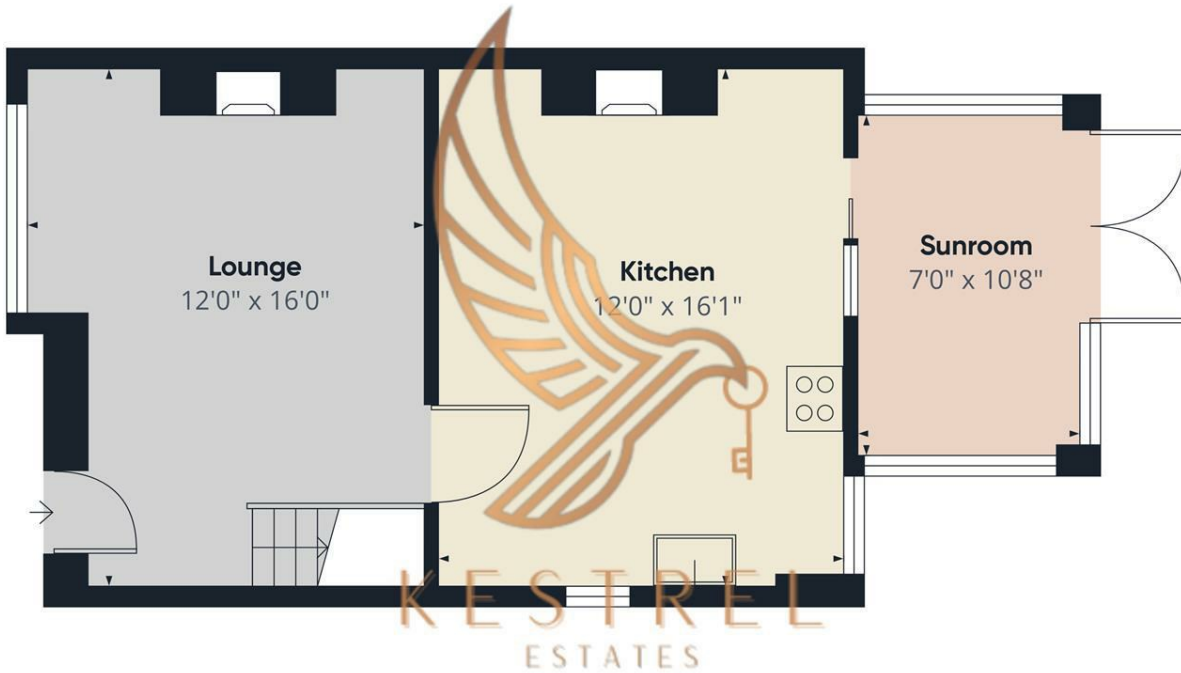
61 Manor Farm Estate, South Elmsall, Pontefract, WF9 2SN

RECENTLY RENOVATED!!!

This spacious 3-bedroom semi-detached property in South Elmsall is perfect for first-time buyers and families. It features a lounge, a kitchen/diner, and a conservatory. Upstairs, there are three bedrooms and a family bathroom. The exterior boasts a well-maintained front garden, off-road parking, a back garden, and a garage. With its proximity to good schools, parks, and other amenities, this property won't be on the market for long.

- RECENTLY RENOVATED
- 3 Bed semi - detached
- Garage
- Shared driveway
- Front and rear garden
- Close to local shops and amenities
- Close to Motorway and transport links
- Close to local schools and parks

£150,000



Floor 0

Approximate total area⁽¹⁾
445.3 ft²

(1) 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.

GIRAFFE360

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