



54 Caddon Avenue, South Elmsall, Pontefract, WF9 2WJ

This lovely 4 Bed detached home for sale in South Elmsall is perfect for any growing family.

Benefitting from a new bathroom, en suite and WC this property is ready to move straight into.

The spacious lounge leads through to the dining area with patio doors leading onto the low maintenance garden.

The kitchen has an expanse of units and fitted oven/hob, which in turn leads to the utility area, downstairs WC and rear sun room.

Upstairs there are 4 good sized bedrooms, master with en suite, Externally there is a low maintenance front garden, integrated garage and off street parking.

The property is tucked away on the popular development and has lovely views to the rear, with NO CHAIN you could be in your new home by Christmas!!

To arrange your viewing on this home for sale on Caddon Avenue get in touch now on 01977 253035.

- 4 Bed Detached Home
- Popular Location
- Open Plan Living/Dining
- Spacious Kitchen & Utility Room
- Downstairs WC
- Newly Fitted Bathroom & En Suite & WC
- Integrated Garage & Off Road Parking
- Views to the Rear
- NO CHAIN

£280,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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	