

Barnsley Road, South Elmsall Pontefract WF9 2LD



Welcome to

Barnsley Road, South Elmsall Pontefract

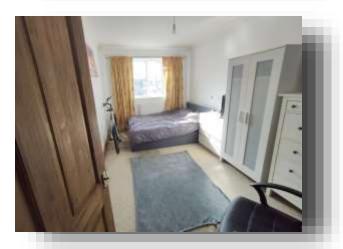
GUIDE PRICE £70,000 - £80,000 Two bedroom first floor apartment available with NO ONWARD CHAIN! Boasting a good size lounge/diner, a fitted kitchen, a bathroom, ensuite to the master bedroom and three allocated parking spaces. The apartment has lift access and an intercom system.













Summary

Situated in South Elmsall close to local amenities, bus, rail and motorway networks with links to Doncaster and Leeds. This property is located on the first floor and briefly comprises: a secured entrance hallway, kitchen, lounge diner, bathroom and two bedrooms with the master benefiting from ensuite shower facilities. To the exterior there are three allocated parking spaces. The property currently has a sitting tenant but notice has been given so will be sold as vacant possession.

Approach

The communal entrance door has an intercom system and allows access to the building where there is a lift providing access to the apartment on the first floor.

Hallway

With laminate flooring, a gas central heating radiator and intercom phone.

Lounge Diner

25' x 15' (7.62m x 4.57m)

With two double glazed windows to the front aspect, two gas central heating radiators, laminate flooring and a TV point.

Kitchen

6' 11" x 13' 3" (2.11m x 4.04m)

With a fitted kitchen consisting of wall and base mounted units with work surfaces over incorporating a bowl and a half sink and drainer with tiling to splash backs, a built in gas hob and oven with an extractor hood over, space for a fridge freezer, plumbing for a washing machine and dishwasher, laminate flooring and spotlights to the ceiling.

Bedroom One

14' 5" x 13' 5" (4.39m x 4.09m)

With a double glazed window to the rear aspect, a gas central heating radiator and built in wardrobes.

Ensuite

With a suite consisting of a low level flush w.c, wash hand basin and shower cubicle, tiling, wall mounted combination boiler and a gas central heating radiator.

Bedroom Two

8' 9" x 14' 2" (2.67m x 4.32m)

With a double glazed window to the rear aspect and a gas central heating radiator.

Bathroom

With a suite consisting of a low level flush w.c, wash hand basin and bath with shower over and shower screen, tiling, an extractor fan and a gas central heating radiator.

External

There are three allocated parking spaces to the rear.





Welcome to Barnsley Road, South Elmsall Pontefract

- ***GUIDE PRICE £70,000 £80,000***
- Two Double Bedrooms
- First Floor With Lift Access
- Three Allocated Parking Spaces
- Ensuite & Bathroom
- Close To The Train Station
- No Onward Chain
- IDEAL BUY TO LET

Tenure: Leasehold EPC Rating: B

guide price

£70,000 - £80,000









view this property online williamhbrown.co.uk/Property/PON115015

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: PON115015 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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