



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.



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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



Please note the marker reflects the postcode not the actual property

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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.

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