



The Hollies Doncaster Road, South Elmsall Pontefract WF9 2HX

welcome to

The Hollies Doncaster Road, South Elmsall Pontefract

****PLOT 3 ALREADY RESERVED!! DONT MISS OUT ON THESE STUNNING NEW HOMES.** Positioned on a small development in the centre of South Elmsall. Positioned within walking distance of South Elmsall TRAIN STATION and BUS STATION as well as close to local SHOPS.



Lounge

10' 11" x 17' 3" (3.33m x 5.26m)

Kitchen

14' 11" x 10' 6" (4.55m x 3.20m)

Range of wall and base

Electric oven and gas hob

Extractor hood

Composite sink as standard

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

11' 2" into recess x 6' 5" (3.40m into recess x 1.96m)

Bathroom

Part tiled bathroom walls.

Contemporary white sanitary ware

Bath & walk in shower

Chrome taps & fittings

Chrome towel radiator

Heating & Insulation

Ideal Logic boiler with smart hive gas central heating
(Or similar)

Loft insulation in line with building regulations

Cavity wall insulation White radiators

Decorating Finish

Oak finished doors with chrome ironmongery white
gloss paint to woodwork flat white finish to ceilings
white emulsion to walls.

Electrical Specification

Electric car charging point TV Data point to living
room

Down lights in bathroom & kitchens.

Garden

Rear garden fence 6 ft fence and timber side gate 6
flag patio area & paths to the side and rear of the
house

Front & rear external light

Driveways finished in block paving as per plans

External Features

Secure GRP front door

Mains operated smoke detectors to hall and landing

PVCu double-glazed windows

Low maintenance UPVC fascia's soffits

Peace Of Mind - Warranty

All properties for peace of mind come with a 6 year
architects build warranty as well as the standard
builder and manufacturers warranties for all
appliances.

The builders of this development are an established
firm who have completed many developments of a
similar nature. As an established developer the pride
themselves on offering an end-to-end client
experience that includes seamless communication,
and solid, quality handiwork every time.

Tenure

House - Freehold

Un Adopted Private Road

Epc Rating

Energy Rated B

'Green Mortgage Approved'



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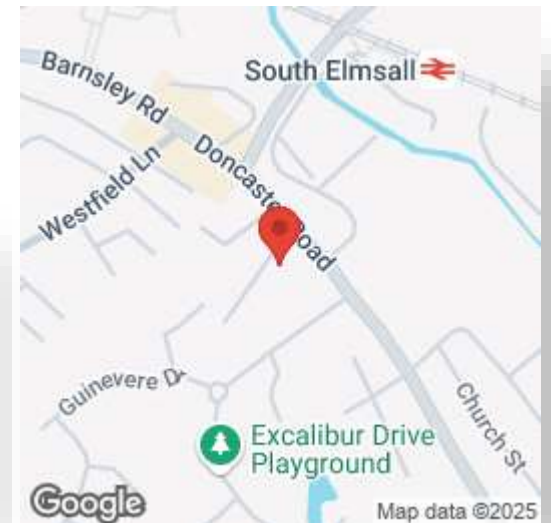
welcome to

The Hollies Doncaster Road, South Elmsall Pontefract

- Viewing Essential
- Three Bedroom Homes
- Bathroom with Separate Walk In Shower
- Off Street Parking & Private Garden
- Walking Distance Of Train Station, Bus Station and Shops

Tenure: Freehold EPC Rating: Exempt

£179,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117103 - 0013

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk