



North Avenue, South Elmsall Pontefract WF9 2HF

Welcome to

North Avenue, South Elmsall Pontefract

GUIDE PRICE £130,000 - £140,000 THREE BEDROOM SEMI DETACH FAMILY HOME***EASY TO MAINTAIN OUTDOOR SPACE***DOWNSTAIRS WC***GREAT LOCATION***



Entrance Hall

With a UPVC double glazed side entrance door, stairs to the first floor, gas central heating radiator, and a storage cupboard.

Wc

With a low level flush WC and a UPVC double glazed window to the rear aspect.

Lounge

12' 1" x 10' 7" (3.68m x 3.23m)

With a UPVC double glazed bay window to the front aspect, fire surround with living flame gas fire in a tiled and cast iron inset, and a gas central heating radiator.

Dining Room

9' 10" x 9' 6" (3.00m x 2.90m)

With a UPVC double glazed bow window to you front aspect and a gas central heating radiator.

Kitchen

11' 7" x 8' 3" (3.53m x 2.51m)

A fitted kitchen consisting of wall, base and draw units with laminate work surfaces over, sink and drainer with a mixer tap, tiled splash back, electric oven and hob with extractor fan, plumbing for dishwasher, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Conservatory

8' 8" x 8' (2.64m x 2.44m)

UPVC construction, a door leading to the garden and two gas central heating radiators.

Landing

With a UPVC double glazed window to the rear aspect, access to the loft and a gas central heating radiator.

Bedroom One

12' 10" x 10' 8" (3.91m x 3.25m)

A double bedroom with fitted wardrobes, matching draw units and bedside cabinet, a gas central heating radiator and a UPVC double glazed window to the

front aspect.

Bedroom Two

8' 2" x 9' 4" (2.49m x 2.84m)

A double bedroom with a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

A double room with a UPVC double glazed window to the rear, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with mixer tap and shower, tiled surround, storage cupboard, chrome heated towel rail and a UPVC double glazed frosted window to the side aspect.

Front Garden

Block paved to the front, a wrought iron gate, planting to boarders, laid to lawn garden with a brick wall surround.

Rear Garden

A low maintenance garden with a ramp, green house, shed for storage and a brick wall surround. Access to the driveway providing ample off street parking.



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Welcome to

North Avenue, South Elmsall Pontefract

- ***GUIDE PRICE £130,000 - £140,000***
- Three Bedroom Semi-Detached Home
- Two Reception Rooms Plus Conservatory
- Downstairs WC
- Corner Plot

Tenure: Freehold EPC Rating: E

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117241 - 0004

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk