

Denholme Meadow, South Elmsall Pontefract WF9 2PW



welcome to

Denholme Meadow, South Elmsall Pontefract

THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERED WITH NO CHAIN. GENEROUS SIZED DRIVEWAY, DOUBLE GARAGE AND REAR GARDEN IDEAL FOR ENTERTAINING. PERFECT LOCATION FOR FAMILIES!













Summary

This spacious three bedroom semi-detached located in South Elmsall is ideal for a first time buyer or property developer. The property consists of an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally the property has a generous sized driveway to the front providing ample off street parking and to the rear there is a double garage ideal for storage, and a rear low maintenance garden ideal for entertaining. This property is ideally located with easy access to local amenities such as shops, schools and Minsthorpe Leisure Centre, and transport links.

Entrance Hall

With a UPVC front entrance door with glass either side and a gas central heating radiator.

Lounge

12' 5" x 11' 11" (3.78m x 3.63m)

With a UPVC double glazed bay window to the front aspect, electric fire with surround, coving to the ceiling and a gas central heating radiator.

Dining Room

11' 10" x 10' 11" (3.61m x 3.33m)

With a UPVC double glazed window to the front aspect, open to kitchen and a gas central heating radiator.

Kitchen

7' 5" x 11' 11" (2.26m x 3.63m)

A fitted kitchen consisting of wall and base units with work surfaces over, sink and drainer, pantry cupboard, boiler, UPVC door to the driveway and a UPVC double glazed window to the rear aspect.

Landing

With access to the loft, storage cupboard and a UPVC double glazed window to the rear aspect.

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

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

Bedroom Two

12' $\min x$ 13' 5" (3.66m $\min x$ 4.09m) With a UPVC double glazed bay window to the front and a gas central heating radiator.

Bedroom Three

6' 5" x 8' 6" min (1.96m x 2.59m min) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, tiled walls/ flooring, sliding door and a UPVC double glazed window to the side aspect.

Exterior

To the front of the property is a low maintenance garden and a gated driveway providing ample off street parking. To the rear of the property is an easy to maintain garden with a double garage ideal for storage.





welcome to

Denholme Meadow, South Elmsall Pontefract

- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Garage And Driveway
- Ideal First Time Buyer Home
- Great Amenities

Tenure: Freehold EPC Rating: D

£180,000

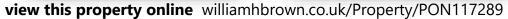








Please note the marker reflects the postcode not the actual property





Property Ref: PON117289 - 0006 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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