



**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.



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## 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

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Property Ref:  
PON117289 - 0006

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william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**