



william
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for sale
Pontefract
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18

Westfield Lane, South Elmsall Pontefract WF9 2ET


william
h brown

welcome to

Westfield Lane, South Elmsall Pontefract

*****CASH BUYERS ONLY*** MORE THAN MEETS THE EYE!** Great opportunity to purchase a larger than average THREE BEDROOM property in a popular residential area of South Elmsall with a DRIVEWAY. Close to all Pontefract has to offer, A great opportunity for a growing family.



Summary

Three bedroom property in the heart of South Elmsall situated close to local amenities. With three double bedrooms, a large lounge and extended conservatory to the rear with the addition of a downstairs WC and lawned garden this is a great family home for the first time buyer or family.

Entrance Hall

With a UPVC front entrance door and stairs to the first floor.

Lounge

16' 2" x 11' 11" (4.93m x 3.63m)

With French doors to the conservatory, electric fire, gas central heating radiator and a UPVC double glazed window to the front aspect.

Kitchen

16' 5" x 9' 11" (5.00m x 3.02m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, 5 ring gas hob, double oven, washing machine, boiler, fridge under counter, pantry and a gas central heating radiator.

Utility Room

13' 2" x 7' 11" (4.01m x 2.41m)

Split door to the side, gas central heating radiator and door to the WC.

Conservatory

13' 5" x 12' 6" (4.09m x 3.81m)

With doors to the garden.

Bedroom One

8' 3" x 10' 11" (2.51m x 3.33m)

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

Bedroom Two

13' 4" max x 10' 2" (4.06m max x 3.10m)

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

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath and a UPVC double glazed window to the rear aspect.

Front Garden

Flagged, driveway to the side and a small brick wall surround.

Rear Garden

With a lawned garden, small patio and timber fencing surround.



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welcome to

Westfield Lane, South Elmsall Pontefract

- Three Bedroom Semi-Detached Home
- CASH BUYERS ONLY
- Conservatory
- Downstairs WC
- Large Driveway

Tenure: Freehold EPC Rating: D

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON117283



Property Ref:
PON117283 - 0005

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.

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.



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