



Doncaster Road, South Elmsall Pontefract WF9 2JN



Welcome to

Doncaster Road, South Elmsall Pontefract

GUIDE PRICE £300,000 - £325,000 Well presented three bedroom detached located in South Elmsall. Spacious rooms throughout, off street parking, garage ideal for storage. Easy to maintain gardens to the front and rear. Perfect family home!



Summary

William H Brown are proud to present this spacious three bedroom detached family home situated on a corner plot located in South Elmsall. The property briefly comprise of Entrance Hall, Lounge, Kitchen, Orangery Downstairs Shower Room, first floor off the landing are three generous size Bedrooms, and a House Bathroom. Externally the property has a driveway to the front providing ample off street parking leading to the garage which is ideal for storage. To the rear of the property is a fully enclosed easy to maintain garden with artificial grass and wall boundaries. This stunning property is close to local amenities and excellent road and rail links for those needing to commute. A viewing is highly recommended!!!

Entrance Hall

With a composite front entrance door, vinyl flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, tiled flooring, shower cubicle, large storage cupboard and a UPVC double glazed window to the rear aspect.

Lounge

16' 9" x 11' 8" (5.11m x 3.56m)

With sliding UPVC patio doors to the rear and a gas central heating radiator.

Dining Kitchen

16' x 9' 9" (4.88m x 2.97m)

A fitted kitchen consisting of wall, base and draw units, island unit, electric hob on island, integrated dishwasher, microwave, electric oven, large fridge, vinyl flooring, tiled splash back and three UPVC double glazed windows to the front aspect.

Orangery

22' 9" x 14' (6.93m x 4.27m)

With UPVC double glazed windows, glass ceiling, wall hung radiator and vinyl flooring.

Landing

Access to the fully barded loft with pull down ladder.

Bedroom One

11' 3" x 11' 10" (3.43m x 3.61m)

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

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

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

Bedroom Three

11' 3" x 11' 5" (3.43m x 3.48m)

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, panelled bath, walk in shower cubicle, fully tiled walls and flooring, spot light to the ceiling, central heating towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

Access through double gates leading on to a great size driveway, garage and a brick wall and fence surround.

Rear Garden

With artificial grass, an outside tap, electric sockets and a timber fence surround.

Gym

13' 6" x 11' 3" (4.11m x 3.43m)

Having UPVC sliding doors to the front and electric.



view this property online williamhbrown.co.uk/Property/PON117017



Welcome to

Doncaster Road, South Elmsall Pontefract

- ***GUIDE PRICE £300,000 - £325,000***
- Three Bedroom Detached Home
- Corner Plot Position
- Downstairs Shower Room
- Orangery

Tenure: Freehold EPC Rating: C

guide price

£300,000 - £325,000



view this property online [williamhbrown.co.uk/Property/PON117017](https://www.williamhbrown.co.uk/Property/PON117017)

Please note the marker reflects the postcode not the actual property



Property Ref:
PON117017 - 0004

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.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



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