

The Hollies Doncaster Road, South Elmsall Pontefract WF9 2HX

william h brown

welcome to

The Hollies Doncaster Road, South Elmsall Pontefract

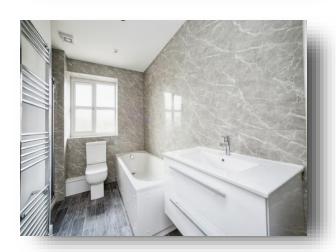
RESERVED Don't miss out on these Stunning new homes, positioned on a small development in the centre of South Elmsall. Positioned within walking distance of South Elmsall train station and bus station as well as close to local shops.













Kitchen

Range of wall and base Electric oven and gas hob Extractor hood Composite sink as standard

Heating & Insulation

Ideal Logic boiler with smart hive gas central heating (Or similar)

Loft insulation in line with building regulations Cavity wall insulation White radiators

Bathroom

Part tiled bathroom walls.
Contemporary white sanitary ware
Bath & walk in shower
Chrome taps & fittings
Chrome towel radiator

Decorating Finish

Oak finished doors with chrome ironmongery White gloss paint to woodwork Flat white finish to ceilings White emulsion to walls.

Electrical Specification

Electric car charging point TV Data point to living room Down lights in bathroom & kitchens.

Garden

Rear garden fence 6 ft fence and timber side gate 6 flag patio area & paths to the side and rear of the house Front & rear external light Driveways finished in block paving as per plans Artificial turf to some plots*

External Features

Secure GRP front door
Mains operated smoke detectors to hall and landing
PVCu double-glazed windows
Low maintenance UPVC fascia's soffits

Peace Of Mind - Warranty

All properties for peace of mind come with a 6 year architects build warranty as well as the standard builder and manufacturers warranties for all appliances.

The builders of this development are an established firm who have completed many developments of a similar nature. As an established developer the pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.

Tenure

House - Freehold Un Adopted Private Road

Epc Rating

Energy Rated B
'Green Mortgage Approved'

Viewing

We now have a property that is nearly finished to showcase the space and style of fixtures and fittings. All viewing must be accompanied due to it being a working building site. Please contact the office for more information.

Sales Assist & Part Exchange

The developer is offering part exchange and sales assist. Please contact the office for more information.

Entrance Hall

Wc

Kitchen Diner

11' 4" x 13' 1" (3.45m x 3.99m)

Lounge

18' 3" x 13' (5.56m x 3.96m)

Bedroom One

9' 1" x 12' 7" (2.77m x 3.84m)

Bedroom Two

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom Three

7' 2" x 11' 1" (2.18m x 3.38m)

Bathroom





9' 5" x 8' 8" inc shower (2.87m x 2.64m inc shower)

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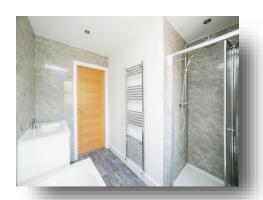
The Hollies Doncaster Road, South Elmsall **Pontefract**

- Plot 3 RESERVED
- Three Bedroom Homes
- Bathroom with Separate Walk In Shower
- Off Street Parking & Private Garden
- Energy Efficient (Energy Rated B) Green Mortgage **Approved**

Tenure: Freehold EPC Rating: Exempt

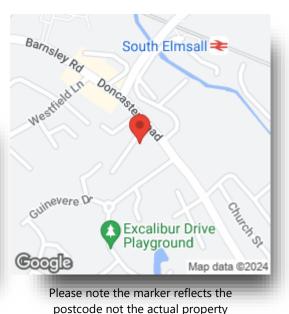
from

£185,000









view this property online williamhbrown.co.uk/Property/PON117240



Property Ref: PON117240 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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