



The Hollies, Doncaster Road, South Elmsall Pontefract WF9 2HX



Welcome to

The Hollies, Doncaster Road, South Elmsall Pontefract

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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Welcome to

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

- Move In For Christmas
- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117240 - 0009

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