

Caddon Avenue, South Elmsall Pontefract WF9 2WJ



# Welcome to

# Caddon Avenue, South Elmsall Pontefract

\*\*\*GUIDE PRICE £260,000 - £270,000\*\*\* William H Brown are delighted to offer this 4 bedroom DETACHED property to the market, recently refurbished throughout, Ideal for the family purchaser. Situated in the popular residential VILLAGE of South Elmsall. Offering easy access to road and rail networks.













#### Summary

Situated in this popular residential area is this modern four bedroom detached house. The property offers deceptively spacious accommodation throughout and would ideally suit the growing family. Having easy access to local amenities, local centres and to both road and rail networks. The internal accommodation, which must be viewed to be fully appreciated, briefly comprises Entrance Hall, WC, lounge, dining room, fitted kitchen with utility off. To the first floor there are 4 bedrooms and house bathroom with the master bedroom having an ensuite shower room. Outside the property has an open plan front garden with driveway to the side, integral garage and an enclosed private lawned rear garden with patio seating area.

#### **Entrance Porch**

With a UPVC front entrance door, laminate flooring and a gas central heating radiator.

#### Wc

With a low level flush WC, wash hand basin, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the side aspect.

#### Lounge

16' 9" x 13' 6" ( $5.11m \times 4.11m$ ) With a UPVC double glazed bay window to the front, gas fire with fire surround with marble inset and hearth and two gas central heating radiators.

#### **Dining Room**

7' 8" x  $\overline{9}$ ' 8" ( 2.34m x 2.95m ) With French doors to the rear and a gas central heating radiator.

#### Kitchen

#### 9' 9" x 8' 8" ( 2.97m x 2.64m )

A fitted kitchen consisting of wall and base units with work surfaces over, plumbing for dishwasher, gas hob, extractor fan, electric oven, tiled splash back, vinyl floor covering, sink and drainer with chrome mixer, gas central heating radiator and a UPVC double glazed window to the rear aspect.

#### **Utility Room**

5' 1" x 5' (1.55m x 1.52m) With a UPVC rear entrance door, vinyl floor covering, plumbing for washing machine, space for fridge freezer, cupboard housing boiler and tiled splash back.

#### Landing

With access to the loft.

#### **Bedroom One**

13' 6" x 11' 2" (  $4.11m\ x\ 3.40m$  ) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

#### Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, vinyl floor covering, central heating towel rail and a UPVC double glazed window to the front aspect.

#### **Bedroom Two**

12' x 8' 9" (  $3.66m \times 2.67m$  ) With a UPVC double glazed window to the front aspect, storage cupboard and a gas central heating radiator.

#### **Bedroom Three**

 $6^{\circ}$  10" x 9' 2" ( 2.08m x 2.79m ) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

#### **Bedroom Four**

10' 10" x 8' 9" max (  $3.30m \times 2.67m max$  ) 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 set in a vanity, panelled bath with chrome heated mixer taps, fully tiled, gas central heating radiator and a UPVC double glazed window to the rear aspect.

#### **Front Garden**

Driveway to the side with attached garage, lawned garden and gated access down either side to the rear.

#### **Rear Garden**

Private and enclosed rear garden, timber fenced and private edge to borders with a patio seating area.





### Welcome to

# Caddon Avenue, South Elmsall Pontefract

- \*\*\*GUIDE PRICE £260,000 £270,000\*\*\*
- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Utility Room

Tenure: Freehold EPC Rating: C

# guide price **£260,000 - £270,000**



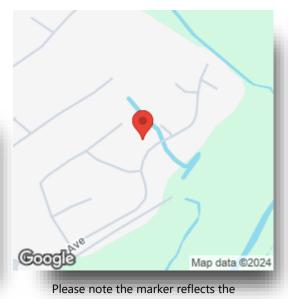
# view this property online williamhbrown.co.uk/Property/PON117581



Property Ref: PON117581 - 0008 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.

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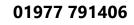
# Ground Floor First Floor



postcode not the actual property

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