

**Tudor Court, South Elmsall Pontefract WF9 2UZ** 

# Welcome to

# **Tudor Court, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £90,000 - £100,000\*\*\* Two bedroom maisonette, large lounge/dining room, two good sized bedrooms, detached garage, neutral decor, well presented and ready to move straight into, close by to South Elmsall town centre and bus station.

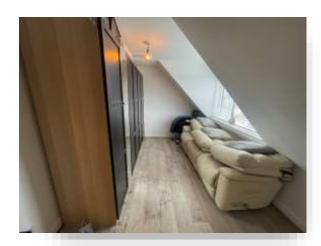












#### **Entrance Hall**

With front entrance door, stairs to the first floor, alarm system and a UPVC double glazed window to the front aspect.

### Hallway

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

### Lounge

13' 3" x 13' 3" ( 4.04m x 4.04m )

With a UPVC double glazed window to the rear aspect, gas central heating radiator, fire place with electric fire and open to dining room.

### **Dining Room**

10' 6" x 10' 4" ( 3.20m x 3.15m ) With a UPVC double glazed window to the front aspect and a gas central heating radiator.

#### Kitchen

10' 3" x 6' 7" ( 3.12m x 2.01m )

A fitted kitchen consisting of wall and base units with work surfaces over, oven, hob, extractor fan, sink with mixer tap, tiled splash back, space for washing machine and a UPVC double glazed window to the rear aspect.

### Landing

With a UPVC double glazed window to the front aspect and a built in cupboard.

### **Bedroom One**

13' 6" x 8' 9" ( 4.11m x 2.67m )

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

#### **Bedroom Two**

10' 6" x 9' 7" ( 3.20m x 2.92m )
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 unit, bath with shower over and screen and extractor fan.

#### Exterior

Garage in block to the side and communal gardens.





### Welcome to

# **Tudor Court, South Elmsall Pontefract**

- \*\*\*GUIDE PRICE £90,000 £100,000\*\*\*
- Two Bedroom Maisonette
- Lounge and Dining Room
- **Detached Garage**
- **Local Amenities**

Tenure: Leasehold EPC Rating: C

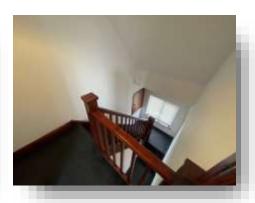
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

£90,000 - £100,000







Surgery Centre St B6422 Cooole Map data ©2024 Please note the marker reflects the postcode not the actual property

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Property Ref: PON117665 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 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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