



Grange Avenue, South Elmsall Pontefract WF9 2PX

welcome to

Grange Avenue, South Elmsall Pontefract

For Sale with NO ONWARD CHAIN with vacant possession. Situated a short distance walk from South Elmsalls main street with many amenities. This property has Two Bedrooms a large open plan modern kitchen/dining and living space and a rear yard space. Viewing advised.



Entrance Porch

With a front entrance door and a window to the side.

Entrance Hall

A gas central heating radiator.

Wet Room

With a low level flush WC, wash hand basin, shower and chrome heated towel rail.

Kitchen

14' 7" x 21' (4.45m x 6.40m)

A fitted kitchen consisting of wall and base units with work surfaces over, tiled splash back, patio doors to the front aspect, electric hob, oven, door to the wet room, patio doors to the front and a UPVC double glazed window to the rear aspect.

Bedroom One

12' 6" x 14' 9" max (3.81m x 4.50m max)

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

Bedroom Two

8' 5" x 8' 4" (2.57m x 2.54m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower, extractor fan, laminate flooring and a UPVC double glazed window to the rear aspect.

Front Exterior

With a timber fence, paved and pebbled to the front.



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Grange Avenue, South Elmsall Pontefract

- ***GUIDE PRICE £120,000-£130,000***
- NO ONWARD CHAIN
- Downstairs Wet Room
- Ideal First Time Buyer Home
- Local Amenities

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118006 - 0004

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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.



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