



Westfield Lane, South Elmsall Pontefract WF9 2FF

Welcome to

Westfield Lane, South Elmsall Pontefract

GUIDE PRICE £170,000 - £175,000 A fantastic two bedroom semi detached home perfect for first time buyers located in South Elmsall. Downstairs WC, spacious rooms throughout, off street parking and a fully enclosed garden to the rear.



Entrance Hall

With a composite front entrance door and gas central heating radiator. Stairs leading to the first floor. Access into the downstairs WC and kitchen.

Wc

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

Kitchen Diner

14' 7" x 11' 4" (4.45m x 3.45m)

A fully fitted kitchen consisting of wall, base and drawer units, electric hob, electric oven with cooker hood over, glass splashback, stainless steel sink and drainer, cupboard housing boiler, integrated dishwasher, washing machine and fridge freezer, spot lights to the ceiling, a gas central heating radiator, space for dining table and a UPVC double glazed window to the front aspect. Access into the lounge.

Lounge

14' 7" x 13' 7" (4.45m x 4.14m)

UPVC double glazed patio doors leading into the rear garden, gas central heating radiator and two storage cupboards.

Landing

Access to the loft and a gas central heating radiator.

Bedroom One

15' x 12' 4" (4.57m x 3.76m)

With two UPVC double glazed windows to the front aspect, storage cupboard and a gas central heating radiator.

Bedroom Two

15' x 8' 6" (4.57m x 2.59m)

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

Bathroom

A three piece fitted suite consisting of a low level flush WC, wash hand, and a panelled bath with shower attached and shower screen. Extractor fan, part tiled walls, vinyl floor covering and a gas central heating radiator.

Exterior

To the front of the property is a path leading to the front door, easy to main garden with plants and shrubs, and a side gate leading into the rear garden. To the rear is a fully enclosed lawned rear garden, with patio seating area, timber fenced surround, garden shed, side double gates leading onto the driveway providing ample off street parking.



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Welcome to

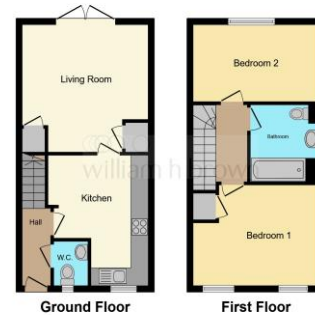
Westfield Lane, South Elmsall Pontefract

- ***GUIDE PRICE £170,000 - £175,000***
- Two Bedroom Semi-Detached Home
- Downstairs WC
- Front Garden
- Driveway For Parking

Tenure: Freehold EPC Rating: B

guide price

£170,000 - £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118160 - 0002

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