



Westfield Lane, South Elmsall PONTEFRAC T WF9 2QB



welcome to

Westfield Lane, South Elmsall PONTEFRACT

TWO BEDROOM MID TERRACED PROPERTY LOCATED WITHIN SOUTH ELSALL TO BE SOLD WITH SITTING TENANT. TWO RECEPTION ROOMS, ON STREET PARKING AND CLOSE TO LOCAL AMENITIES. GREAT INVESTMENT OPPORTUNITY!!!



Entrance Hall

With a UPVC front entrance door.

Lounge

14' 5" x 10' 6" (4.39m x 3.20m)

With a UPVC double glazed bay window to the front aspect, understairs storage cupboard, laminate flooring and a gas central heating radiator.

Dining Room

13' 8" x 13' 4" (4.17m x 4.06m)

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

Kitchen

10' 5" x 7' 4" (3.17m x 2.24m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, sink and drainer, space for free standing gas oven and hob, plumbing for washing machine, wall mounted boiler, tiled flooring and walls, door to the rear and two UPVC double glazed windows to the rear aspect.

Landing

With a gas central heating radiator and access to the loft.

Bedroom One

10' 7" x 14' 3" into alcove (3.23m x 4.34m into alcove)

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

Bedroom Two

13' 3" x 6' 8" (4.04m x 2.03m)

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, panelled bath, built in storage cupboard, vinyl floor covering, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

A small buffer garden to the front.

Rear Garden

A yard area with raised decked area and a timber fencing and brick wall surround.



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welcome to

Westfield Lane, South Elmsall PONTEFRACT

- Two Bedroom Mid Terrace
- TO BE SOLD WITH SITTING TENANT
- Two Reception Rooms
- On Street Parking
- Fully Enclosed Yard To The Rear

Tenure: Freehold EPC Rating: C

guide price

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118319 - 0002

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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