



**West Avenue, South Elmsall Pontefract WF9 2DN**

***Welcome to***

**West Avenue, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* THREE BEDROOM SEMI-DETACHED WITH NO ONWARD CHAIN IN SOUTH ELMSALL, DRIVEWAY, LARGE GARAGE AND GENEROUS SIZED REAR GARDEN. READY TO MOVE INTO. MUST BE VIEWED!!!!



### Entrance Hall

With a UPVC double glazed front entrance door, storage cupboard, laminate flooring and a UPVC double glazed window to the front aspect.

### Lounge

21' 8" x 12' 4" ( 6.60m x 3.76m )

With a UPVC double glazed sliding patio doors, electric fire with fire surround and a marble hearth, laminate flooring and two gas central heating radiators.

### Dining Kitchen

10' 10" x 10' 7" ( 3.30m x 3.23m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, electric oven, extractor fan, tiled splash back, plumbing for washing machine, sink and drainer, tiled flooring, breakfast bar, spot lights to the ceiling, wall mounted boiler, UPVC double glazed side door and a UPVC double glazed window to the rear aspect.

### Bathroom

A three piece suite consisting of a low level flush WC, wash hand basin set in a vanity unit, P shaped bath with shower over and shower screen, part tiled to walls, part boarded wall, tiled flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

### Landing

With a UPVC double glazed window to the front aspect, a storage cupboard, loft access and a gas central heating radiator.

### Bedroom One

15' 5" x 10' 6" ( 4.70m x 3.20m )

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

### Bedroom Two

12' 2" x 8' 2" ( 3.71m x 2.49m )

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

### Bedroom Three

9' 5" x 9' 2" ( 2.87m x 2.79m )

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

### Front Garden

A shared block paved driveway to the front leading up to the substantial size garage.

### Rear Garden

Extremely large neatly laid to lawn garden with fenced barriers and patio seating area.

### Garage

24' 5" x 10' 5" ( 7.44m x 3.17m )

with an up and over door, electric sockets, storage in eaves and access through side door.



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**Welcome to**

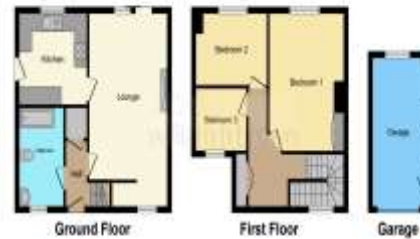
## **West Avenue, South Elmsall Pontefract**

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway
- Large Garage

Tenure: Freehold EPC Rating: D

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118358 - 0004

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