



Pendennis Avenue, South Elmsall Pontefract WF9 2PJ

Welcome to

Pendennis Avenue, South Elmsall Pontefract

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME IN SOUTH ELSALL. BEAUTIFUL FAR REACHING VIEWS TO THE REAR. OFF STREET PARKING WITH GARAGE. GORGEOUS REAR GARDEN IDEAL FOR ENTERTAINING!!! MUST BE VIEWED!!!



Hall

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

Lounge

16' 1" x 11' 9" (4.90m x 3.58m)

With UPVC double glazed French doors with side glass panels, feature fire surround with tiled hearth, laminate flooring, two gas central heating radiators and a UPVC double glazed window to the side aspect.

Dining Room

10' 5" x 7' 2" (3.17m x 2.18m)

With a gas central heating radiator and laminate flooring.

Kitchen

9' 10" x 8' 4" (3.00m x 2.54m)

A fitted kitchen consisting of wall, base and draw units with laminate work surfaces over, double electric oven, gas hob, tiled splash back, sink and drainer, integrated dishwasher, washing machine, fridge freezer, tiled flooring, side entrance door and a UPVC double glazed window to the front aspect.

Landing

Loft with a pull down ladder.

Bedroom One

16' 2" x 10' 2" (4.93m x 3.10m)

With a UPVC double glazed window to the front aspect, built in mirrored wardrobes, two storage cupboards and a gas central heating radiator.

Bedroom Two

8' 9" x 11' 3" (2.67m x 3.43m)

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

Bedroom Three

6' 9" x 7' 6" (2.06m x 2.29m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, fully tiled, spot lights to the ceiling, wall hung radiator and a UPVC double glazed window to the side aspect.

Front Garden

A large driveway and detached garage.

Rear Garden

With a very well maintained, neatly laid lawned garden, steppingstones down the garden, green house, garden shed and a timber fence surround.



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Welcome to

**Pendennis Avenue, South Elmsall
Pontefract**

- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Front And Rear Garden
- Large Driveway & Garage
- Close To Amenities

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118424 - 0005

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