



**Princess Avenue, South Elmsall PONTEFRAC T WF9 2QU**



***Welcome to***

**Princess Avenue, South Elmsall PONTEFRACT**

\*\*\*GUIDE PRICE £160,000 - £170,000\*\*\* THREE BEDROOM EXTENDED SEMI-DETACHED HOME LOCATED IN SOUTH ELMSALL. OFF STREET PARKING AND A BEAUTIFUL FULLY ENCLOSED GARDEN TO THE REAR IDEAL FOR FAMILIES. READY TO MOVE INTO!!!!



### **Entrance Hall**

With a UPVC double glazed front door, vinyl floor covering, laminate flooring and a window to the front aspect. Stairs leading to the first floor.

### **Wc**

With a low level flush WC, wash hand basin, fully tiled and a UPVC double glazed window to the rear aspect.

### **Utility Room**

7' 4" x 5' 9" ( 2.24m x 1.75m )

With a UPVC double glazed window to the front, side and rear aspects, plumbing for washing machine and vinyl floor covering, With a UPVC door to the rear.

### **Lounge**

20' 4" x 15' 4" ( 6.20m x 4.67m )

With a UPVC double glazed window to the front aspect, laminate flooring, two gas central heating radiators and French doors to the rear aspect.

### **Kitchen/ Diner**

14' 1" x 10' 1" ( 4.29m x 3.07m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric hob, double electric oven, a bowl and half sink and drainer, free standing fridge freezer, vinyl floor covering, laminate flooring, breakfast bar and two UPVC double glazed windows to the side and rear aspects.

### **Conservatory**

9' 8" x 15' ( 2.95m x 4.57m )

UPVC structure, laminate flooring, gas central heating radiator and French doors into the garden.

### **Rear Entrance Porch**

With a UPVC double glazed window to the rear aspect.

### **Landing**

With two UPVC double glazed window to the front and side aspects, storage cupboard, loft hatch with a pull down ladder.

### **Bedroom One**

12' 8" x 10' 1" ( 3.86m x 3.07m )

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

### **Bedroom Two**

7' 1" x 17' max ( 2.16m x 5.18m max )

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

### **Bedroom Three**

10' 3" x 11' 3" ( 3.12m x 3.43m )

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

### **Bathroom**

A suite consisting of a wash hand basin set in a vanity unit, bath with shower over, wall hung radiator, fully tiled and a UPVC double glazed window to the rear aspect.

### **Separate Wc**

With a low level flush WC and a UPVC double glazed window to the side aspect.

### **Rear Garden**

A large rear garden neatly laid to lawn, a patio seating area and timber fence surround.



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**Welcome to**

**Princess Avenue, South Elmsall  
PONTEFRACT**

- \*\*\*GUIDE PRICE £160,000 - £170,000\*\*\*
- Extended Three Bedroom Semi-Detached Home
- Downstairs WC
- Conservatory
- Large Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£160,000 - £170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118362 - 0002

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