



**Mallard Way, South Elmsall Pontefract WF9 2FH**

**Welcome to**

**Mallard Way, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*An ideal family home WITH VIEWS over open countryside, immaculately presented internally. Large dining kitchen, lounge with French doors opening onto the rear garden, three great size bedrooms and a modern house bathroom, double driveway and garden.



**Entrance Hall**

With a front entrance composite door and a gas central heating radiator.

**Wc**

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

**Lounge**

16' 1" x 14' 2" ( 4.90m x 4.32m )

With a UPVC French doors to the rear aspect, under stairs storage cupboard, further cupboard and a gas central heating radiator.

**Dining Kitchen**

16' 7" x 12' 7" ( 5.05m x 3.84m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, gas hob, electric oven, extractor fan, glass splash back, integrated dishwasher and washing machine, fridge freezer, vinyl floor covering, spot lights to the ceiling, a gas central heating radiator and a UPVC double glazed window to the front aspect with shutters.

**Landing**

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

**Bedroom One**

9' 8" x 16' 1" ( 2.95m x 4.90m )

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

**Bedroom Two**

9' 1" x 13' 3" ( 2.77m x 4.04m )

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

**Bedroom Three**

6' 8" x 10' 4" ( 2.03m x 3.15m )

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

**Bathroom**

A suite consisting of low level flush WC, wash hand basin, panelled bath with shower attached, extractor fan, part tiled to walls, vinyl floor covering and a gas central heating radiator.

**Front Garden**

With a double driveway to the front and a small buffer garden.

**Rear Garden**

A lawned garden with a side gate and brick and timber fence surround.



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**Welcome to**

## **Mallard Way, South Elmsall Pontefract**

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Three Bedroom Semi-Detached Home
- Downstairs WC
- Double Driveway For Off Street Parking
- Great Family Home

Tenure: Freehold EPC Rating: B

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118423 - 0002

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