



Lougherne, High Street, South Elmsall Pontefract WF9 2SJ

Welcome to

Lougherne, High Street, South Elmsall Pontefract

Offered for sale with NO ONWARD CHAIN is this three bedroom detached true bungalow, ideal for a growing family, great location, extensive grounds, large rooms throughout and in need of modernisation!



Rear Hall

A storage cupboard.

Entrance Hall

With a timber framed side entrance door and access to the loft with pull down ladder.

Lounge

18' 6" x 15' 10" (5.64m x 4.83m)

With two UPVC double glazed windows to the front and side aspect, focal store chimney breast wall and two gas central heating radiator.

Dining Area

8' 3" x 9' 2" (2.51m x 2.79m)

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

Kitchen

15' 5" x 10' 4" (4.70m x 3.15m)

A fitted kitchen, consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, plumbing for washing machine and dishwasher, a bowl and half sink and drainer, tiled walls, extractor fan, tiled flooring, gas central heating radiator, door to the side and a UPVC double glazed window to the side aspect.

Bedroom One

13' 10" x 12' 5" (4.22m x 3.78m)

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

Bedroom Two

11' 5" x 10' 10" (3.48m x 3.30m)

With a UPVC double glazed window to the rear aspect, built in wardrobes with matching dressing table and a gas central heating radiator.

Bedroom Three

8' 3" x 12' 6" (2.51m x 3.81m)

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

Bathroom

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

Exterior

Accessed through double gates leading on to a driveway then to a double garage, a further gate to the side leading on to further land having mature trees and a stone wall surround. A wrap around garden to the side and rear, neatly laid to lawn including stone wall boundaries, summer house, under cover gazebo and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON118479



Welcome to

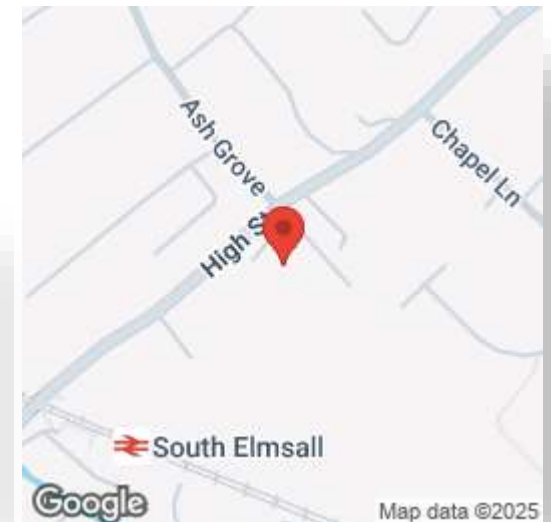
**Lougherne High Street, South Elmsall
Pontefract**

- Three Bedroom Detached Bungalow
- NO ONWARD CHAIN
- In Need Of Updating Throughout
- Lounge and Dining Room
- 1/3 Of An Acre

Tenure: Freehold EPC Rating: D

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118479



Property Ref:
PON118479 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk