



Lower Northcroft, South Elmsall Pontefract WF9 2TB

Welcome to

Lower Northcroft, South Elmsall Pontefract

Situated on this fabulous size plot is this two bedroom detached bungalow which is not to be missed. Boasting spacious rooms throughout this home is perfect for the growing family as located close by to good schools and great transport links.



Lounge

13' 9" x 12' 9" (4.19m x 3.89m)

With a UPVC bay window to the front aspect, gas fire, surround & hearth and a gas central heating radiator.

Dining Room

14' 7" x 11' 7" (4.45m x 3.53m)

With a UPVC double glazed bay window to the side aspect, fire place with gas fire and matching hearth and a gas central heating radiator.

Kitchen

8' 2" x 11' 2" (2.49m x 3.40m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, integrated fridge, induction hob, electric hob, extractor fan, vinyl floor covering, fully tiled walls, a UPVC double glazed window to the rear aspect and a UPVC double glazed side entrance door.

Conservatory

12' 5" x 10' 9" (3.78m x 3.28m)

With French doors to the garden, ceiling fan and laminate flooring.

Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

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

Bedroom Two

11' 3" x 11' 5" (3.43m x 3.48m)

With a UPVC double glazed window to the rear aspect, built in wardrobe and a gas central heating radiator with cover.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath, walk in shower cubicle, spot lights to the ceiling, fully tiled, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

With a larger than average tandem driveway, double iron gates, small brick wall surround and pebbled areas.

Rear Garden

With a patio seating area, lawned garden, garden shed, pebbled areas and a timber fence surround.

Garage

With electric.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Welcome to

**Lower Northcroft, South Elmsall
Pontefract**

- Two Bedroom Detached Bungalow
- NO ONWARD CHAIN
- Conservatory
- Well Maintained Throughout
- Large Tandem Driveway And Garage

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118616 - 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.



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