



Blundell Road, South Elmsall PONTEFRAC T WF9 2BW

Welcome to

Blundell Road, South Elmsall PONTEFRACT

GUIDE PRICE £120,000-£130,000 The property comprises of a large lounge/diner, kitchen with porch, two bedrooms, a family bathroom and an enclosed rear garden. Close to schools and local amenities.



Lounge

24' 5" x 12' 11" (7.44m x 3.94m)

With two UPVC double glazed windows to the front and rear aspects, gas fire and surround, under stairs storage cupboard, two gas central heating radiator and a door to the rear aspect.

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, gas oven with extractor hood over, stainless steel sink and drainer, space for washing machine, fridge freezer, fully tiled walls, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Side Porch

3' 10" x 9' (1.17m x 2.74m)

With a rear door and vinyl flooring.

Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m)

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

Bedroom Two

11' 7" x 6' 11" (3.53m x 2.11m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, separate shower cubicle, tiled walls and flooring, panelled ceiling, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Rear Garden

Enclosed rear garden with a wall surround.



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Welcome to

Blundell Road, South Elmsall PONTEFRACT

- ***GUIDE PRICE £120,000-£130,000***
- Two Bedroom Mid-Terrace Home
- Ideal First Time Buyer Home
- Transport Links
- Lots Of Local Amenities

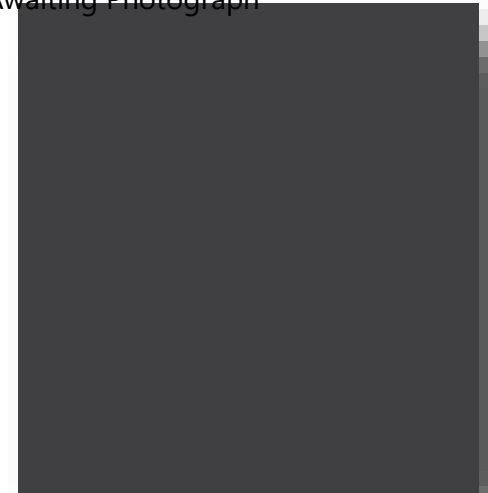
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£120,000 - £130,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118611 - 0002

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.

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