

**Albany Crescent, South Elmsall Pontefract WF9 2EL** 

# Welcome to

# **Albany Crescent, South Elmsall Pontefract**

Stunning modern four bedroom semi-detached in South Elmsall with kitchen, lounge, patio doors to enclosed garden, downstairs WC, family bathroom, en-suite with dressing room, driveway, and garage. Ideal family home in a well-connected, sought-after location.













#### **Entrance Hall**

With a UPVC double glazed window to the front door, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the side aspect.

#### Wc

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

## Lounge

15' 4" x 11' 8" ( 4.67m x 3.56m )

With a UPVC double glazed French doors to the rear and a gas central heating radiator.

#### Kitchen

12' 4" x 16' 7" ( 3.76m x 5.05m )

A fitted kitchen consisting of wall, base and drawer units with wood effect work surfaces over, electric hob, electric oven, integrated washing machine, fridge freezer, extractor fan, exposed brick splash back, vinyl floor covering, bowl and half sink and drainer, under stairs storage cupboard and a UPVC double glazed window to the front aspect.

## Landing

With a gas central heating radiator and a boarded loft with ladder.

### **Bedroom One**

11' 6" x 9' 6" ( 3.51m x 2.90m )

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

#### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tied in the cubicle, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

#### **Bedroom Two**

15' 7" x 8' 6" ( 4.75m x 2.59m )

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

#### **Bedroom Three**

8' 6" x 14' 2" ( 2.59m x 4.32m )

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

#### **Bedroom Four**

9' 5" x 6' 8" ( 2.87m x 2.03m )

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

#### Bathroom

A suite consisting of a low level flush WC, wash hand basin, part tiling to the walls, vinyl flooring, chrome heated towel rail, panelled bath and spot lights to the ceiling.

#### **Front Garden**

A double block paved driveway, lawned garden, attached garage, gate to the side leading to the rear garden.

#### Rear Garden

A very large neatly laid to lawn garden, block paved patio seating area, rear door into the garage and a timber fence surround.





## Welcome to

# **Albany Crescent, South Elmsall Pontefract**

- Four Bedroom Semi-Detached Home
- Downstairs WC
- Dressing Area & Ensuite To Master Bedroom
- **Double Driveway**
- Attached Garage

Tenure: Freehold EPC Rating: B

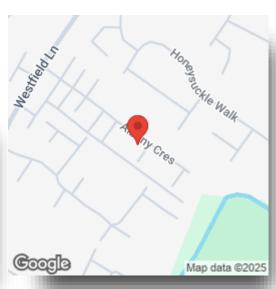
Council Tax Band: C

# £250,000









Please note the marker reflects the postcode not the actual property

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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