



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.



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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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Property Ref:
PON118279 - 0003

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