



Anston Drive, South Elmsall Pontefract WF9 2NN

welcome to

Anston Drive, South Elmsall Pontefract

GUIDE PRICE £180,000 - £190,000 NO CHAIN, detached bungalow, dining kitchen, two bedrooms, corner plot, detached garage, great location!!



Entrance Hall

With a UPVC front entrance door and window, storage cupboard and a gas central heating radiator.

Lounge

18' 6" x 10' 7" (5.64m x 3.23m)

With a UPVC double glazed window to the front aspect, laminate flooring, focal brick fire place with electric fire and two gas central heating radiators.

Kitchen

18' 7" x 8' 6" (5.66m x 2.59m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, built in microwave, plumbing for washing machine, integrated fridge freezer, stainless steel sink and drainer, cupboard housing the boiler, vinyl floor covering, sliding patio doors and a gas central heating radiator.

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, electric shower cubicle, laminate flooring, UPVC wall panelling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With a storage cupboard and access to the loft.

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

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

Study

4' 8" x 6' 8" (1.42m x 2.03m)

With a sky light to the side aspect.

Front Garden

A lawned garden to the front and side, large block paved driveway leading to a detached garage.

Rear Garden

Large patio seating area, lawned garden with a brick walls surround, garden shed and rear entrance timber gate.

Agents Note

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



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Anston Drive, South Elmsall Pontefract

- ***GUIDE PRICE £180,000 - £190,000***
- Two Bedroom Detached Dorma Bungalow
- NO ONWARD CHAIN
- Corner Plot Position
- Detached garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119041 - 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.

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