



The Mill Mill Lane, South Elmsall Pontefract WF9 2DU

welcome to

The Mill Mill Lane, South Elmsall Pontefract

GUIDE PRICE £325,000 - £350,000 Stunning two bedroom detached character home in South Elmsall, built from Yorkshire stone on a historic mill site. Spacious throughout, with planning approved for extension, balcony off master, large front garden, and no onward chain. A rare opportunity.



Entrance Hall

With front entrance door, ceramic flooring and a UPVC double glazed window to the side aspect.

Living Room

23' 7" x 12' 5" (7.19m x 3.78m)

With sliding doors to the front, wood laminate flooring, exposed beams and windows to the front and side aspect.

Kitchen

15' 4" x 15' 4" (4.67m x 4.67m)

A circular fitted kitchen consisting of wall, base and drawer units with work surfaces over, ceramic tiled flooring, tiled splash back, integrated appliances including an electric stove and oven, plumbing for appliances, inset sink with mixer tap and drainer, spiral staircase, storage cupboard, exposed beams and dual aspect windows.

Landing

With a storage cupboard, pull down ladder to the loft, exposed beams and a window to the front aspect.

Bedroom One

15' 5" x 12' 5" (4.70m x 3.78m)

With a UPVC double glazed window to the side aspect, double doors leading out to the balcony at the front, wooden flooring and fitted wardrobes with a matching dressing table.

Bedroom Two

14' 5" x 8' 6" (4.39m x 2.59m)

With a UPVC double glazed window to the front and side aspect, exposed beams to the ceiling and wooden flooring.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over, tiled flooring, part tiled walls, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

With a large driveway, electric gate, double garage, paved patio area, and a stone built shed with a WC.

Side Garden

Boiler House, garden to the side, attractive lawn, shrub borders, paved patio seating area, wooden shed.

Additional Comments

Under floor heating throughout
owned outright solar panels - £1200 repayment
ground source heat pump



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The Mill Mill Lane, South Elmsall Pontefract

- ***GUIDE PRICE £325,000 - £350,000***
- Two Bedroom Detached Home
- Unique Character Property
- Under Floor Heating Throughout
- Solar Panels - Owned Outright

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

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119069 - 0004

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