



**Windsor Street, South Elmsall Pontefract WF9 2JF**



***Welcome to***

**Windsor Street, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\* The property comprises of entrance hall, lounge, kitchen/diner, two double bedrooms, a single bedroom, family bathroom, front and rear garden and an allocated parking space.



### **Entrance Hall**

Front entrance door and a gas central heating radiator.

### **Lounge**

14' x 12' 9" ( 4.27m x 3.89m )

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

### **Kitchen**

16' x 9' 9" ( 4.88m x 2.97m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for oven, fridge freezer, washing machine, tumble dryer, resin sink and drainer, vinyl flooring, part tiled to walls, boiler, gas central heating radiator, door to the rear and a UPVC double glazed window to the rear aspect.

### **Landing**

With access to the loft.

### **Bedroom One**

11' 6" x 7' 8" ( 3.51m x 2.34m )

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

### **Bedroom Two**

12' 5" x 9' 4" ( 3.78m x 2.84m )

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

### **Bedroom Three**

6' 4" x 7' 6" ( 1.93m x 2.29m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath with plumbing for an over head shower, fully tiled, vinyl flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

Lawn and concrete path.

### **Rear Garden**

A lawned area, paved path, apple trees and a timber fence surround.



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**Welcome to**

## **Windsor Street, South Elmsall Pontefract**

- \*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*
- Three Bedroom Semi Detached House
- NO ONWARD CHAIN
- Cul-De-Sac Position
- Allocated Parking

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

guide price

**£140,000 - £150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119100 - 0002

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