



Minsthorpe Mews, South Elmsall Pontefract WF9 2FD

Welcome to

Minsthorpe Mews, South Elmsall Pontefract

GUIDE PRICE £170,000 - £180,000 Modern three bedroom end-terraced home in South Elmsall with double driveway, enclosed rear garden, stylish interiors, and excellent transport links. Move-in ready, close to shops, schools, countryside, and the town's historic weekly market.



Entrance Hall

With a composite front entrance door, laminate flooring and gas central heating radiator and cover.

Wc

With a low level flush WC, laminate flooring, a gas central heating radiator and a window to the front aspect.

Lounge

15' 5" x 13' 8" (4.70m x 4.17m)

With a UPVC double glazed window and French doors to the rear, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

Dining Kitchen

15' 5" x 7' 9" (4.70m x 2.36m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, tiled splash back, stainless steel sink and drainer, cupboard housing the boiler, spot lights to the ceiling, pluming for washing machine, tiled flooring and a window to the front aspect.

Bedroom One

15' 2" x 11' 6" (4.62m x 3.51m)

With two UPVC double glazed windows to the front aspect, a gas central heating radiator and a storage cupboard housing the loft hatch.

Bedroom Two

13' 4" x 7' 10" (4.06m x 2.39m)

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

Bedroom Three

10' 4" x 6' 8" (3.15m x 2.03m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, chrome heated towel rail, tiled walls, vinyl flooring, spot lights to the ceiling and a window to the side aspect.

Front Garden

A double driveway to the front.

Rear Garden

A well enclosed rear garden, patio seating area, lawned garden and a timber fence surround.



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Welcome to

Minsthorpe Mews, South Elmsall

Pontefract

- ***GUIDE PRICE £170,000 - £180,000***
- Three Bedroom End Terraced Home
- Double Driveway To The Front
- Downstairs WC
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£170,000 - £180,000



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Property Ref:
PON119218 - 0006

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.

Please note the marker reflects the postcode not the actual property

 **william h brown** Incorporating **Porter Glenny**



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