



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, plumbing 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119218 - 0006

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