



**Denholme Meadow, South Elmsall Pontefract WF9 2PW**



**welcome to**

**Denholme Meadow, South Elmsall Pontefract**

Extended three-bedroom semi-detached home in South Elmsall with lounge diner, second reception room, kitchen, family bathroom, loft storage, gated driveway, detached garage, and a low-maintenance rear garden—ideal for comfortable, practical family living.



### **Lounge/Diner**

18' 9" x 24' 6" ( 5.71m x 7.47m )

Double glazed bay window to the front, and a double glazed window to the side. Three gas central heating radiators, stone fireplace with gas fire, stairs leading to the first floor. Sliding aluminum doors leading into the second reception room.

### **Kitchen**

11' 2" x 7' 7" ( 3.40m x 2.31m )

A fully fitted kitchen with a range of wall and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, plumbing for washing machine, electric hob, double electric oven, space for under counter fridge and freezer, and a tiled splashback. Double glazed to the side, double glazed window to the side, and vinyl flooring.

### **Second Reception Room**

17' 5" x 11' 3" ( 5.31m x 3.43m )

Double glazed window to the rear, UPVC double glazed door to the side and an electric wall heater.

### **Shower Room**

A three piece fitted suite comprising of a low level flush WC, wash hand basin and shower cubicle. Double glazed window to the side, and a gas central heating radiator.

### **Landing**

Double glazed window to the side, access into the loft and a shelved storage cupboard.

### **Bedroom One**

15' 11" x 10' 2" ( 4.85m x 3.10m )

Double glazed bay window to the front, built in mirrored wardrobes and a gas central heating radiator.

### **Bedroom Two**

11' 9" x 10' 10" ( 3.58m x 3.30m )

Double glazed window to the rear, built in wardrobes, cupboard housing the combi boiler, and a gas central heating radiator.

### **Bedroom Three**

6' 5" x 6' 5" ( 1.96m x 1.96m )

Double glazed window to the front, built in wardrobe and a gas central heating radiator.

### **Bathroom**

A three piece fitted suite comprising of a bath, hand wash basin and a WC. Double glazed window to the side, gas central heating radiator, fully tiled.

### **Loft Space**

15' 9" x 12' 10" ( 4.80m x 3.91m )

Double glazed skylight and a gas central heating radiator. Ideal for storage.

### **Exterior**

To the front of the property there are double gates leading to the pebbled garden, and block paved driveway which leads to the detached garage. To the rear of the property is a low maintenance garden.



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## **Denholme Meadow, South Elmsall Pontefract**

- Extended Three Bedroom Semi Detached
- Driveway
- Garage
- Two Reception Rooms
- Downstairs Shower Room

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

# £230,000



Please note the marker reflects the  
postcode not the actual property

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