



**Palmers Avenue, South Elmsall Pontefract WF9 2JG**

william  
h brown

**Welcome to**

## **Palmers Avenue, South Elmsall Pontefract**

\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\* A tidy and well-located three-bedroom semi-detached home on Palmers Avenue, offering a large front garden, low-maintenance rear garden, a spacious kitchen-diner, and a modern downstairs bathroom/shower room. Close to local amenities and schools



## **Entrance Hall**

With a UPVC front entrance door.

## **Lounge**

11' 8" x 16' 7" ( 3.56m x 5.05m )

With a UPVC double glazed bay window to the front, cupboard housing the boiler, fire surround with matching hearth and a gas central heating radiator.

## **Kitchen**

19' 9" x 11' 4" ( 6.02m x 3.45m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, breakfast bar, gas hob, electric oven, a bowl and half sink and drainer, space for American fridge freezer, pluming for washing machine, tiled splash back, tiled flooring, a gas central heating radiator with cover and a UPVC window and door to the rear.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower and screen, part tiled walls, tiled flooring and a window to the side aspect.

## **Landing**

With a window to the side, loft hatch and a gas central heating radiator.

## **Bedroom One**

16' 4" x 11' 6" ( 4.98m x 3.51m )

With a window to the front, two storage cupboards and a gas central heating radiator.

## **Bedroom Two**

11' 6" x 10' 2" ( 3.51m x 3.10m )

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

## **Bedroom Three**

9' 5" x 7' 9" ( 2.87m x 2.36m )

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

## **Rear Garden**

With a pebbled seating area, artificial lawn and timber fence and brick wall surround.



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### Palmers Avenue, South Elmsall Pontefract

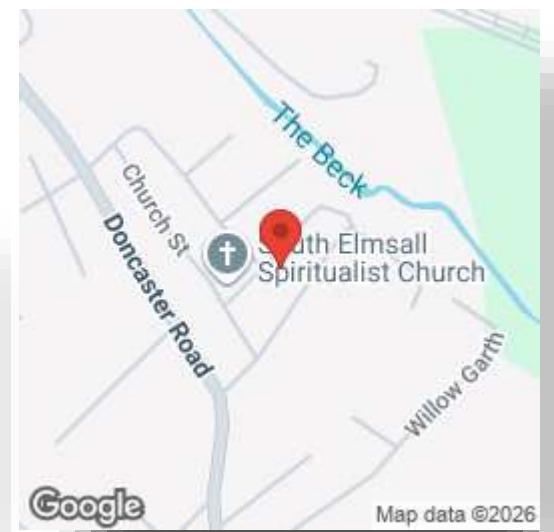
- \*\*\*GUIDE PRICE £180,000 - £190,000\*\*\*
- Three bedroom semi detached home in South Elmsall
- Large front garden with great kerb appeal
- Low maintenance rear garden
- Spacious kitchen diner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£180,000 - £190,000**



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Property Ref:  
PON119327 - 0002

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