

...Your proactive estate agent



**Manor Farm Estate, South Elmsall, Pontefract, WF9 2SN**  
**Offers Over £165,000**





**\*\*PERFECT FOR FIRST TIME BUYERS\*\*OFF STREET PARKING\*\*CLOSE TO LOCAL AMENITIES\*\*** This three bedroom semi-detached home is situated in South Elmsall and briefly comprises: hallway, lounge and kitchen diner. To the first floor are three bedrooms and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



## GROUND FLOOR ACCOMMODATION

### HALLWAY

Entry via composite entrance door, twin panel central heating radiator, stairs to first floor and door to lounge.



### KITCHEN DINER

**3.50 x 5.20 (11'5" x 17'0")**

Having a range of wood effect wall and base units, square edge laminated worktops, one and a half bowl stainless steel sink and drainer. Integrated appliances include: fridge freezer and dishwasher, washing machine. Wood effect laminate flooring, white uPVC double glazed window to rear elevation, twin panel central heating radiator and white uPVC door to rear garden.



### LOUNGE

**3.85 x 3.26 (12'7" x 10'8")**

Telephone/television points, white uPVC double glazed window to front elevation, gas fire with marble effect base and twin panel central heating radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs down to first floor accommodation and doors to:

### BEDROOM ONE

**2.68 x 4.08 (8'9" x 13'4")**

White uPVC double glazed window to front elevation, twin panel central heating radiator and built in wardrobes/vanity.



### BEDROOM TWO

**3.50 x 5.20 (11'5" x 17'0")**

White uPVC double glazed window to rear elevation, twin panel central heating radiator and built in wardrobes.



### BEDROOM THREE

**2.02 x 2.17 (6'7" x 7'1")**

White uPVC double glazed window to front elevation and twin panel central heating radiator.



### BATHROOM

Three piece fitted suite comprising: walk in shower cubicle with power shower and glass shower screen, vanity wash hand basin having both hot and cold taps and low level W.C. Tiled walls, wood effect laminate flooring, white uPVC double glazed frosted window and twin panel central heating radiator.



## EXTERIOR

### FRONT

The front of the property is fully paved giving shared access to driveway and garage. Entry inside property via composite entrance door.

### REAR

The rear of the property is fully paved with generous space to park multiple cars. Courtyard area and access to garage.



### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and

recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

### MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### TENURE AND COUNCIL TAX BANDING

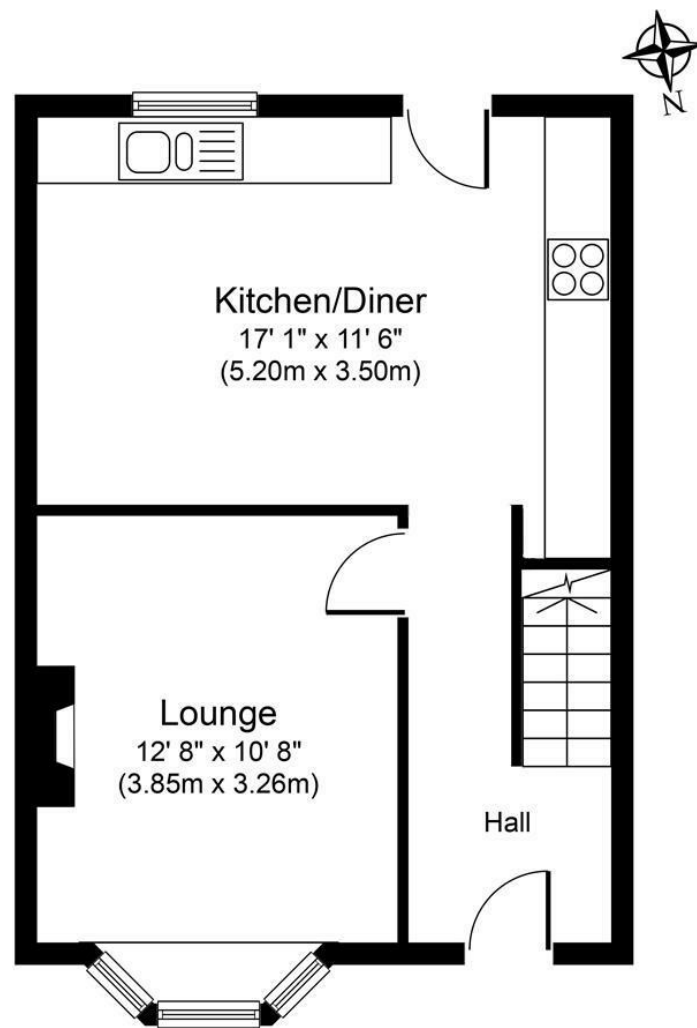
Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
 425 sq. ft.  
 (39.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

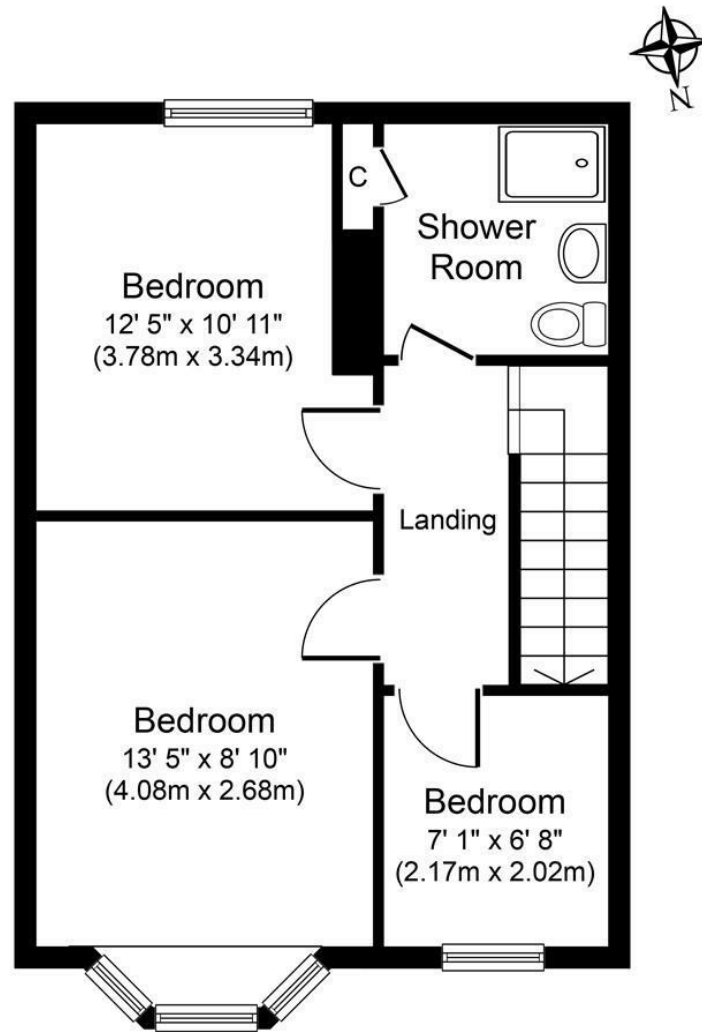
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[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





**First Floor**  
**Approximate Floor Area**  
**426 sq. ft.**  
**(39.5 sq. m.)**

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