

...Your proactive estate agent



Curlew View, South Elmsall, Pontefract, WF9 2FG
Offers Over £220,000

Park Row



Front Exterior

The front exterior of the property features a tarmac driveway providing off street parking. The property is semi-detached, with a tidy frontage and a gate leading to the side path that accesses the garden.



WC

1.48 x 1.74 m (4'10" x 5'8")

A practical downstairs WC fitted with a white suite comprising a toilet and wash hand basin. The space is bright and clean, with a window providing natural light and ventilation, conveniently located off the hallway.



Kitchen

3.78 x 4.99 m (12'4" x 16'4")

This well-appointed kitchen is designed with a modern touch, featuring white cabinetry paired with wooden work surfaces and stainless steel appliances including a built-in oven and gas hob. The space is brightened by a large window that lets in natural light, and there's ample room for a dining table set, creating a practical and welcoming spot for guest and family meals.



Living Room

4.90 x 4.18 m (16'1" x 13'8")

A spacious living room that invites relaxation. The room is bright and airy with patio doors opening out onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. Neutral carpeting adds to the cosy atmosphere, while ample space allows for additional seating and media furniture.



Hallway

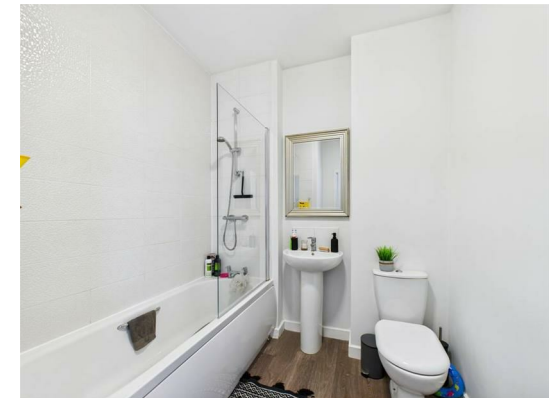
1.30 x 2.92 m (4'3" x 9'6")

The hallway is compact and functional, providing access to the ground floor rooms and staircase to the first floor. It is light and welcoming, setting the tone for the rest of the home.

Bathroom

2.35 x 2.10 m (7'8" x 6'10")

The bathroom is thoughtfully designed with a classic white suite including a bath with overhead shower, pedestal basin, and toilet. The white tiled splashback wall gives a clean and fresh feel, while the flooring adds a subtle contrast. This practical space is ideal for daily routines and refreshment.



Main Bedroom

4.83 x 2.99 m (15'10" x 9'9")

This main bedroom offers a peaceful retreat, spacious enough to accommodate a large bed with bedside tables. A window floods the room with natural light, complemented by neutral walls and carpet.



Bedroom Two

2.60 x 3.97 m (8'6" x 13'0")

Bedroom Two is a well-sized room featuring a window that provides natural light, neutral décor, and enough space for bedroom furniture such as a bed and wardrobe. The room is perfect for family members or guests, offering a quiet and comfortable space.



The rear garden is a delightful outdoor space, mostly laid to lawn with a paved patio area perfect for seating or outdoor dining. It is enclosed by fencing, offering privacy and security. This garden enjoys good sunlight and is ideal for families and outdoor entertaining.



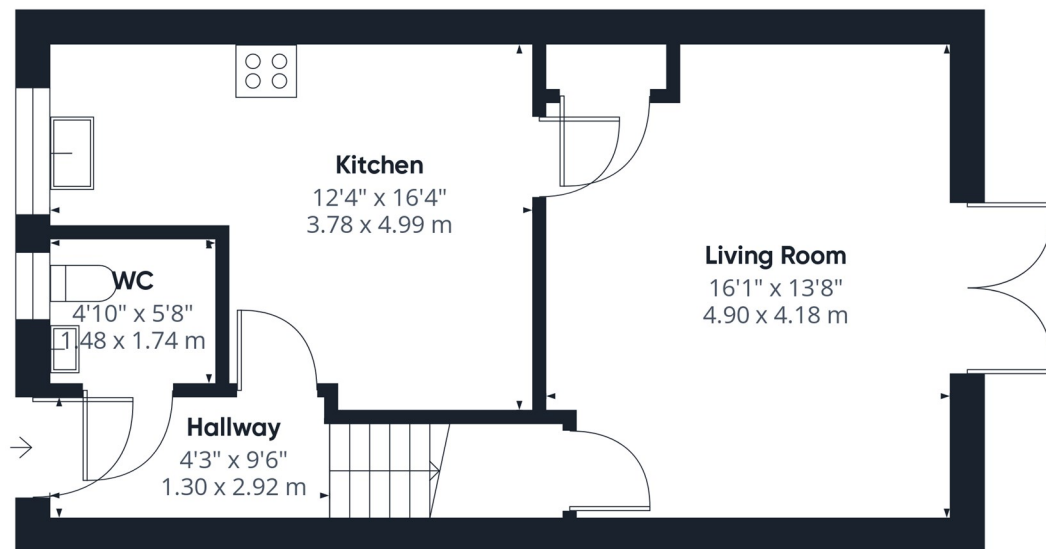
Bedroom Three

2.15 x 2.92 m (7'0" x 9'7")

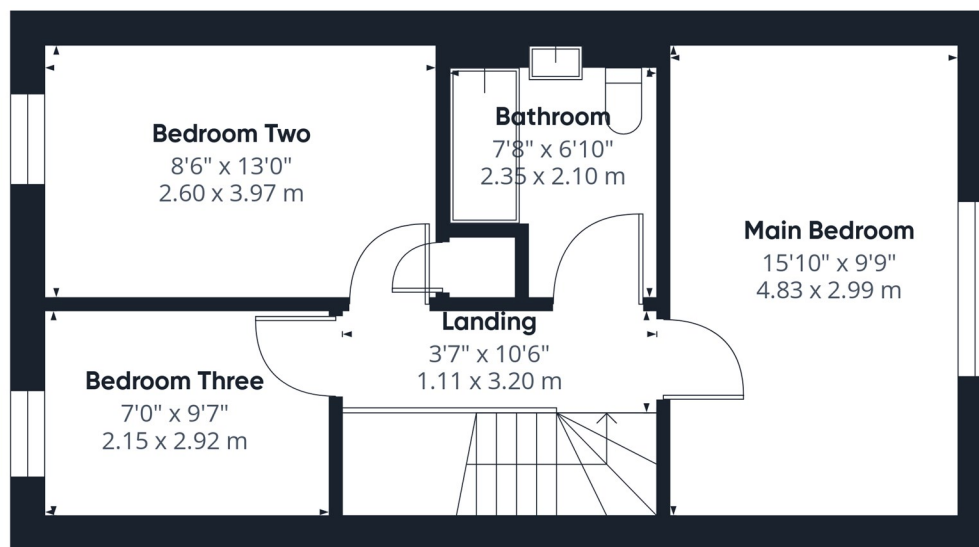
Bedroom Three is a cosy and bright space, ideal for a child's room or home office. It features a window overlooking the garden and has enough room for a single bed and storage furniture. The neutral tones provide a calming environment.



Rear Garden



Floor 0



Floor 1

Approximate total area^m

906 ft²

84.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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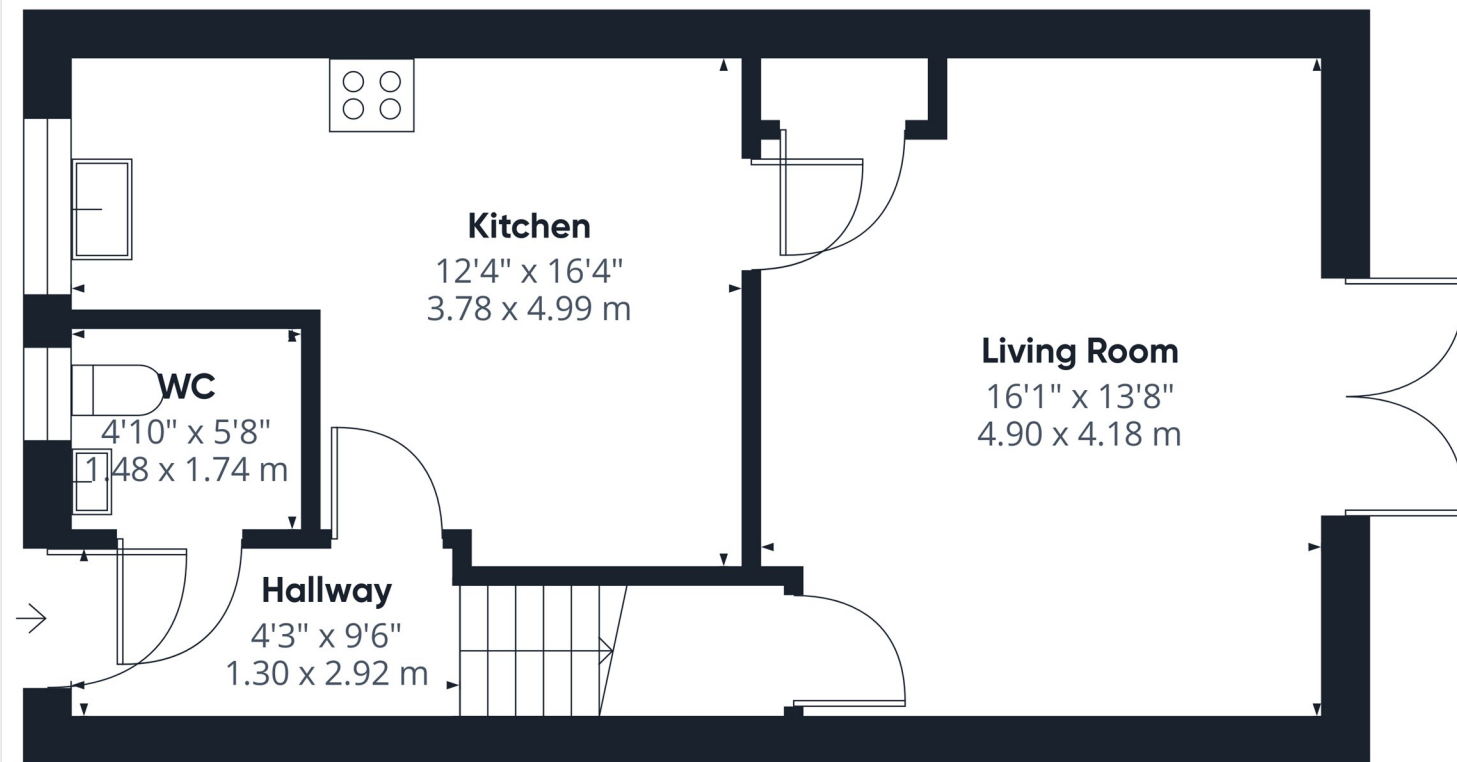
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Approximate total area⁽¹⁾

475 ft²
44.1 m²

(1) Excluding balconies and terraces

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