

...Your proactive estate agent



Oakdale Drive, South Elmsall, Pontefract, WF9 2FB
Offers In Excess Of £180,000

Park Row



Hallway

1.77 x 1.65 (5'9" x 5'4")

Door access to the kitchen/dining room and staircase leading to the first floor.

Kitchen/Dining Room

4.90 x 3.10 (16'0" x 10'2")

Modern range of white shaker style low level base units with complimentary wood effect work tops. Integrated over with hob and extractor hood over. Ceramic one and half bowl sink with mixer tap over. Plumbing for a dishwasher and space for fridge/freezer. Built in storage cupboard housing automatic washing machine. Wood effect flooring. Central heated radiators. Dual aspect UPVC windows looking out to the side and the front of the property. Access to the living room.



Living Room

3.30 x 4.10 (10'9" x 13'5")

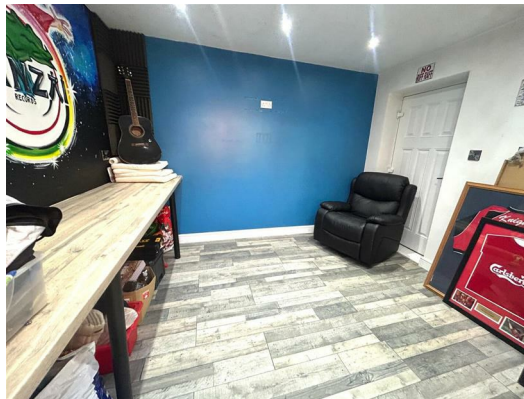
Wood effect flooring. French doors leading out to the rear garden. UPVC double glazed window looking out to the rear. Central heating radiator.



Office/Snug

3.35 x 2.65 (10'11" x 8'8")

Wood effect flooring. Door access from patio doors or side door.



Landing

Access to all three bedrooms and bathroom. Carpeted throughout.

Bedroom One

2.50 x 4.10 (8'2" x 13'5")

Double bedroom. Carpeted throughout. UPVC double window looking to the front of the property. Central heated radiator.



Bedroom Two

3.80 x 2.10 (12'5" x 6'10")

Carpeted throughout. UPVC window looking to the rear of the property. Central heated radiator.



Bedroom Three

2.75 x 1.90 (9'0" x 6'2")

Carpeted throughout. UPVC window looking to the rear. Central heated radiator.



Bathroom

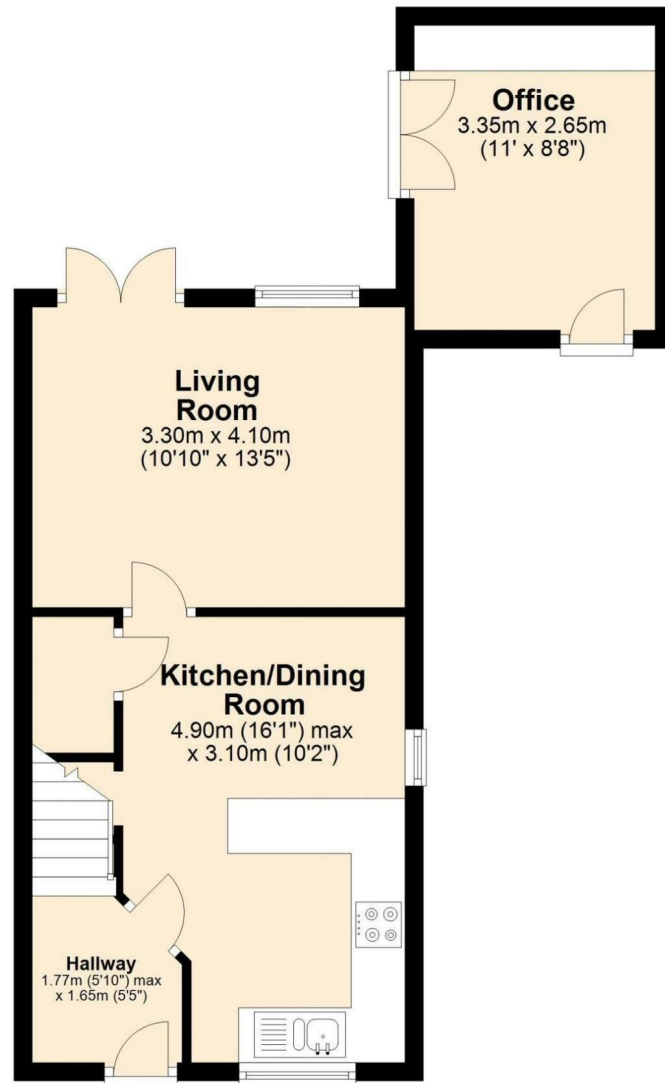
1.80 x 2.10 (5'10" x 6'10")

Modern white suite comprising panel bath with chrome mixer tap, pedestal wash basin with chrome taps and low level flush WC. With complimentary rick tiles to the splash area around the bath, chrome towel radiator and stylish flooring. Frosted UPVC double glazed window.



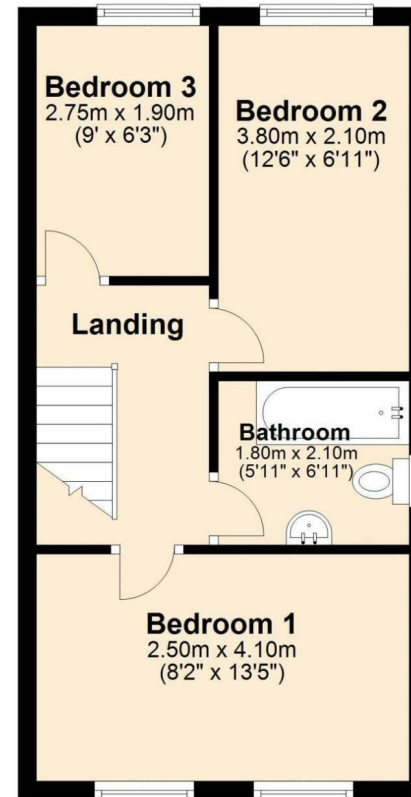
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 76.9 sq. metres (828.2 sq. feet)

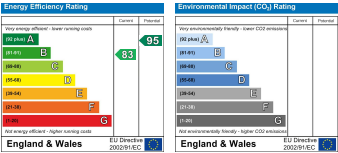
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