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5 empire house Barnsley Road, South Elmsall, Pontefract,
WF9 2LD

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Guide Price £120,000

GUIDE PRICE £120,000 TO £130,000

- NO CHAIN
- UPGRADED PROPERTY

Empire House, Barnsley Road in the charming area of South Elmsall, Pontefract, this impressive townhouse offers a perfect blend of modern living and comfort. Spanning three spacious storeys, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

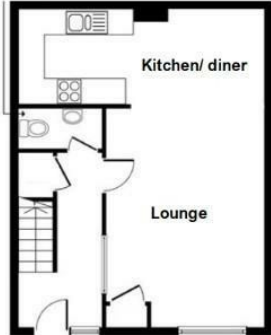
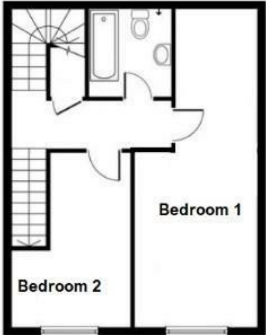
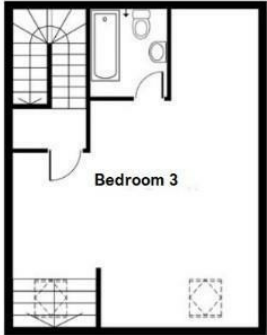
Upon entering, you are greeted by a contemporary open plan kitchen, diner, and lounge area, designed to create a warm and inviting atmosphere for both relaxation and entertaining. The modern finishes throughout the home reflect a recent upgrade, ensuring that you can move in with ease and enjoy a stylish living environment.

The master bedroom is a true highlight, featuring an en suite bathroom that adds a touch of luxury to your daily routine. In addition to the en suite, the property includes a second bathroom, providing ample facilities for family and guests alike.

Practicality is also a key feature of this home, with a newly fitted boiler that comes with a reassuring 10-year warranty, ensuring peace of mind for years to come. Off-street parking is an added convenience, making it easy to come and go without the hassle of searching for a space.

This townhouse on Barnsley Road is not just a house; it is a place where you can create lasting memories. With its modern amenities and spacious layout, it is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Entrance hall

W/C

Lounge

23'11" x 12'1"

Kitchen/ dining room

18'8" x 7'2"

Landing

Bathroom

6'6" x 5'10"

Bedroom one

23'7" x 9'2"

Bedroom two

13'1" x 9'2"

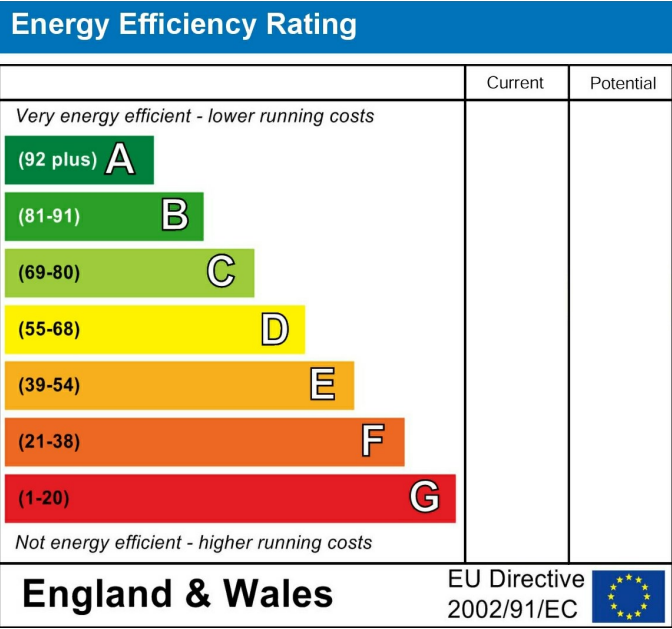
Landing

Bedroom three

23'11" x 18'8"

En suite

6'10" 5'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









