



**Elmsdale Close, South Elmsall Pontefract WF9 2JS**



## **Welcome to**

### **Elmsdale Close, South Elmsall Pontefract**

Spacious 5/6 bedroom extended end-terraced in South Elmsall, offering versatile living, ensuite master, large driveway, and extensive garden. Close to shops, schools, and transport links, this fantastic family home must be viewed.



### **Entrance Hall**

Double glazed window to the side. gas central heating radiator, wood panelling and access into the downstairs WC, kitchen, bedroom 5 and the dining room.

### **Wc**

Low level flush WC, wash hand basin set in vanity unit, double glazed window to the side, gas central heating radiator and an extractor fan.

### **Bedroom Five/Study**

8' 10" x 8' 5" ( 2.69m x 2.57m )

Double glazed window to the front and a gas central heating radiator.

### **Kitchen**

11' 11" x 9' 10" ( 3.63m x 3.00m )

A fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating stainless steel sink and drainer, integrated electric oven, gas hob with cooker hood over, space for washing machine, space for dishwasher, space for dryer, and a space for fridge freezer. Access into the dining room.

### **Dining Room**

14' 9" x 12' 7" ( 4.50m x 3.84m )

Double glazed door to the rear, double glazed window to the rear and two gas central heating radiators. Stairs leading to the first floor and access into the living room.

### **Living Room**

14' 10" x 13' 11" ( 4.52m x 4.24m )

Double glazed patio doors to the front, double glazed window to the front, and a gas central heating radiator.

### **Landing**

Airing cupboard for storage, loft access with pull down ladder (part boarded), access into all five bedrooms and the family bathroom.

### **Bedroom One**

12' 10" x 11' 9" ( 3.91m x 3.58m )

Double glazed window to the rear, gas central heating radiator, fitted wardrobes with under lights and access into the ensuite.

### **Ensuite**

A three piece fitted suite comprising of a low level flush WC, wash hand basin and a walk in shower cubicle. Chrome heated towel rail, extractor fan, spotlights to the ceiling, and a double glazed window to the side.

### **Bedroom Two**

12' 10" x 8' 11" ( 3.91m x 2.72m )

Double glazed window to the rear, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Three**

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double glazed window to the front and a gas central heating radiator.

### **Bedroom Four**

9' 10" x 8' 9" ( 3.00m x 2.67m )

Double glazed window to the front and a gas central heating radiator.

### **Bedroom Six**

Double glazed window to the front and a gas central heating radiator.

### **Bathroom**

A three piece fitted suite comprising of a panel bath with shower over, low level flush WC and wash hand basin set in vanity unit. Spotlights to the ceiling, extractor fan, double glazed window to the rear, and a chrome heated towel rail.

### **Exterior**

To the front of the property is a laid to lawn garden. To the side of the property there is a large driveway providing ample off street parking and to the rear of the property is an extensive fully enclosed garden with patio area. Planning permission has also been granted to further extend to the rear which expires late 2026 (please check the council website for further information).



***view this property online*** [williamhbrown.co.uk/Property/PON118126](http://williamhbrown.co.uk/Property/PON118126)



## Welcome to

### Elmsdale Close, South Elmsall Pontefract

- Five/Six Bedroom Extended Terraced Home
- Downstairs WC
- Two Reception Rooms
- Ensuite to Master
- Extensive Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON118126](http://williamhbrown.co.uk/Property/PON118126)



Property Ref:  
PON118126 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**