

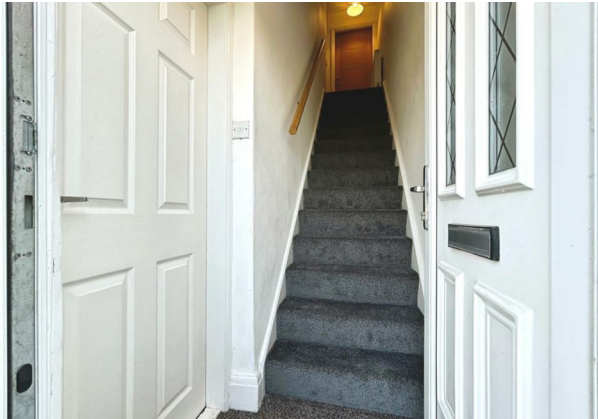
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9 Mill Lane, South Elmsall, Pontefract, West Yorkshire, WF9 2DS

Offers In Excess Of £120,000

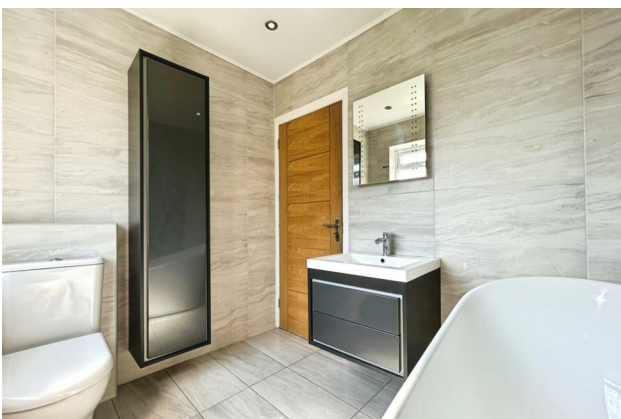
Property Images



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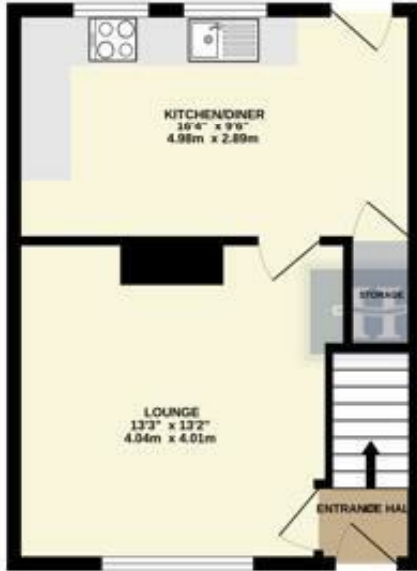
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Property Images

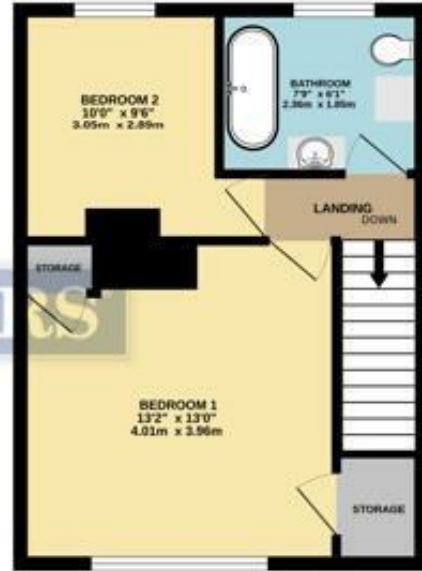
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GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 110223

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	
	EU Directive 2002/91/EC		

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Guide price of £120,000 - £130,000

Nestled in the sought-after area of Mill Lane, South Elmsall, this charming mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious bedrooms and a well-appointed bathroom, making it an ideal choice for those seeking comfort and convenience.

As you approach the home, you are greeted by an enclosed front garden, complete with a neat lawn and a pathway leading to the inviting entrance door. Upon entering, you are welcomed into a bright and airy entrance hall that sets the tone for the rest of the property. The modern living room is generously sized, providing ample space for relaxation and entertaining. A doorway leads you into the kitchen dining room, which features a practical under-stairs storage cupboard and a delightful array of wall and base units. The rear UPVC door opens directly into the enclosed rear garden, a perfect retreat for unwinding after a long day.

The first floor landing grants access to both bedrooms. The master bedroom is particularly impressive, featuring two storage cupboards and a large UPVC window that floods the room with natural light. The stylish modern bathroom is equipped with a three-piece suite and is fully tiled, offering a contemporary feel.

This property is not only appealing in its design but also benefits from a good commuting location, making it an excellent choice for those who travel for work or leisure. With its blend of space, style, and practicality, this two-bedroom mid-terrace house is a must-see for anyone looking to make their first step onto the property ladder.

Features

- TWO BEDROOM MID TERRACE PROPERTY • SPACIOUS LAYOUT • REAR VEHICLE ACCESS • GOOD COMMUTE LOCATION • STYLISH BATHROOM • ENCLOSED FRONT AND REAR GARDENS • FREEHOLD • CLOSE TO ALL LOCAL AMENITIES • EPC RATING: C • COUNCIL TAX BAND: A