

...Your proactive estate agent



**Valley Avenue, South Elmsall, Pontefract, WF9 2DE**  
**Offers Over £250,000**



A rare opportunity to acquire a beautifully presented three-bedroom detached true bungalow, occupying a generous plot with gardens to all four sides, set within a highly sought-after and peaceful development in South Elmsall.

This spacious home offers well-planned and versatile accommodation throughout, including two bright and welcoming reception rooms and three good-sized bedrooms, making it ideal for families, downsizers, or those seeking flexible living space.

Externally, the property truly shines. Mature trees, lawned gardens and secluded outdoor areas provide privacy and tranquillity from every angle, while still offering attractive open aspects. A separate garage and private driveway provide ample off-road parking.

The bungalow is well presented throughout, ready to move into, and benefits from the modern efficiency of an AIR SOURCE HEAT PUMP, ensuring energy-efficient living.

Perfectly positioned in a desirable, quiet residential location, the property enjoys excellent convenience, with bus and train networks close by, as well as easy access to local amenities.

Early viewing is highly recommended to appreciate the setting, space, and lifestyle this exceptional bungalow has to offer.



### **Entrance Hall**

**0.90 x 1.34 (2'11" x 4'5")**

Access to living room.

### **Living Room**

**4.79 x 3.41 (15'9" x 11'2")**

Feature fireplace with hearth living flame effect fire. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. Access to the sunroom and kitchen.

### **Sunroom**

**3.80 x 2.14 (12'6" x 7')**

Wood effect flooring. Central heated radiator. UPVC double glazed French doors providing access to the rear. UPVC double glazed windows to the front, side and rear.

### **Kitchen**

**4.80 x 2.60 (15'9" x 8'6")**

Range of high and low level kitchen units with integrated appliances including an oven, electric hob and extractor hood. Space for fridge/freezer. One and a half bowl sink with drainer and chrome mixer tap. UPVC door giving access to the rear. Access to hallway and living room. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side.

### **Inner Hallway**

**3.60 x 0.90 (11'10" x 2'11")**

Access to all three bedrooms, shower room and the kitchen. Carpeted throughout.

### **Main Bedroom**

**2.72 x 3.64 (8'11" x 11'11")**

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

### **Bedroom Two**

**2.53 x 3.74 (8'4" x 12'3")**

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

### **Bedroom Three**

**2.64 x 2.71 (8'8" x 8'11")**

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

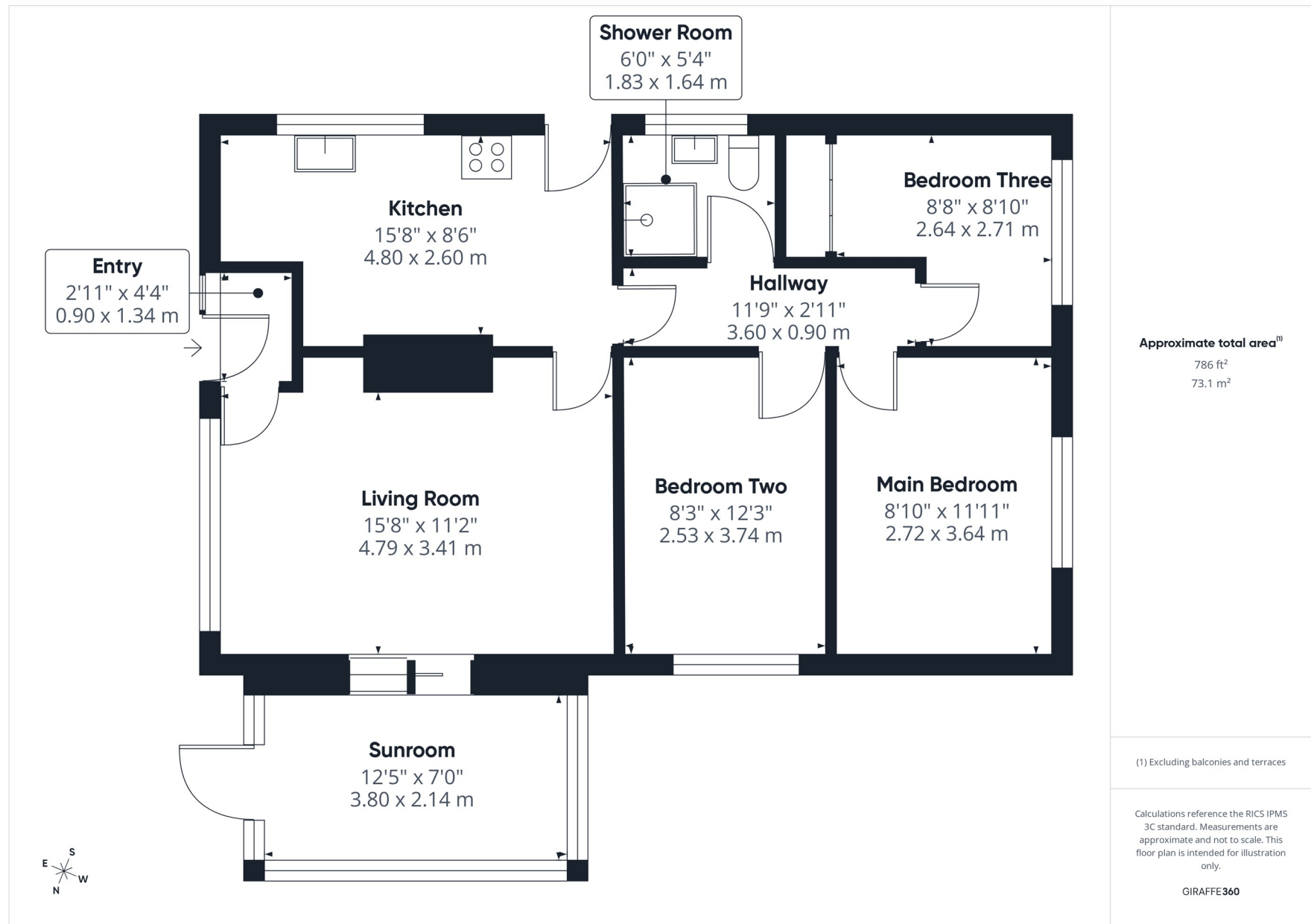
### **Shower Room**

**1.83 x 1.64 (6' x 5'5")**

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap set in vanity unit. Corner shower cubicle with head over shower. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. Frosted UPVC double glazed window to the rear elevation.

### **External**

The property benefits from gardens to all four sides. At the front is a Tarmac driveway leading to the garage and double wrought iron gates opening to the left-hand side garden, a combination of lawn and paving. A gravelled area planted with mature shrubs to the front of the property follows round to a good sized lawn running the full length of the right-hand side of the property. The enclosed rear garden is has a paved patio and artificial lawn.



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