



18 Valley View, South Elmsall, Pontefract, WF9 2DD

Situated in the charming area of Valley View, South Elmsall, Pontefract, this delightful detached bungalow offering spacious accommodation, perfect for anyone looking to add their own stamp to a property.

The bungalow briefly comprises the kitchen with fitted appliances, spacious through lounge/diner, conservatory, 3 bedrooms, 2 with fitted wardrobes and the bathroom with bath, shower cubicle, basin and WC.

Externally there is a detached garage and the drive for 2 vehicles, The gorgeous garden wraps around the property and offers so much space.

Set in a quiet neighbourhood, this home is perfect for those who appreciate a quiet lifestyle while still being within reach of local amenities. The surrounding area offers a variety of shops, schools, parks and rail links, making it an excellent choice for families and people want single storey living.

This bungalow presents a wonderful opportunity to create a warm and welcoming home in a sought-after location. With its practical layout and ample parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

- 3 Bedroomed Detached Bungalow
- Spacious Through Lounge/Diner
- Conservatory
- Kitchen with Fitted Appliances
- Bathroom with Bath & Shower Cubicle
- Detached. Garage
- Amazing Wrap Around Garden
- Envious Position
- So Much Potential
- NO CHAIN

£285,000



Approximate total area[®]
134.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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	EU Directive 2002/91/EC	