



Palmers Avenue, South Elmsall Pontefract WF9 2JG


william
h brown

Welcome to

Palmers Avenue, South Elmsall Pontefract

GUIDE PRICE £180,000 - £190,000 A tidy and well-located three-bedroom semi-detached home on Palmers Avenue, offering a large front garden, low-maintenance rear garden, a spacious kitchen-diner, and a modern downstairs bathroom/shower room. Close to local amenities and schools



Entrance Hall

With a UPVC front entrance door.

Lounge

11' 8" x 16' 7" (3.56m x 5.05m)

With a UPVC double glazed bay window to the front, cupboard housing the boiler, fire surround with matching hearth and a gas central heating radiator.

Kitchen

19' 9" x 11' 4" (6.02m x 3.45m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, breakfast bar, gas hob, electric oven, a bowl and half sink and drainer, space for American fridge freezer, plumbing for washing machine, tiled splash back, tiled flooring, a gas central heating radiator with cover and a UPVC window and door to the rear.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower and screen, part tiled walls, tiled flooring and a window to the side aspect.

Landing

With a window to the side, loft hatch and a gas central heating radiator.

Bedroom One

16' 4" x 11' 6" (4.98m x 3.51m)

With a window to the front, two storage cupboards and a gas central heating radiator.

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m)

With a window to the rear and a gas central heating radiator.

Rear Garden

With a pebbled seating area, artificial lawn and timber fence and brick wall surround.



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Welcome to

Palmers Avenue, South Elmsall Pontefract

- ***GUIDE PRICE £180,000 - £190,000***
- Three bedroom semi detached home in South Elmsall
- Large front garden with great kerb appeal
- Low maintenance rear garden
- Spacious kitchen diner

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£180,000 - £190,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119327 - 0002

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