

HUNTERS®

HERE TO GET *you* THERE



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33 Oakdale Drive, South Elmsall, Pontefract, WF9 2FA

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Offers In Excess Of £175,000

- NO VENDOR CHAIN -

Welcome to this charming semi-detached house located on Oakdale Drive in the desirable area of South Elmsall, Pontefract. This delightful property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. This property is being offered too market with no vendor chain, ready to move straight into!

As you enter, you are greeted by a welcoming porch that leads into a modern and inviting living room. The heart of the home is undoubtedly the generous kitchen and dining area, which features French doors that open out onto the garden, allowing for a seamless flow between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals.

The property also includes a convenient downstairs WC, adding to the practicality of the layout. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed to cater to the needs of the household.

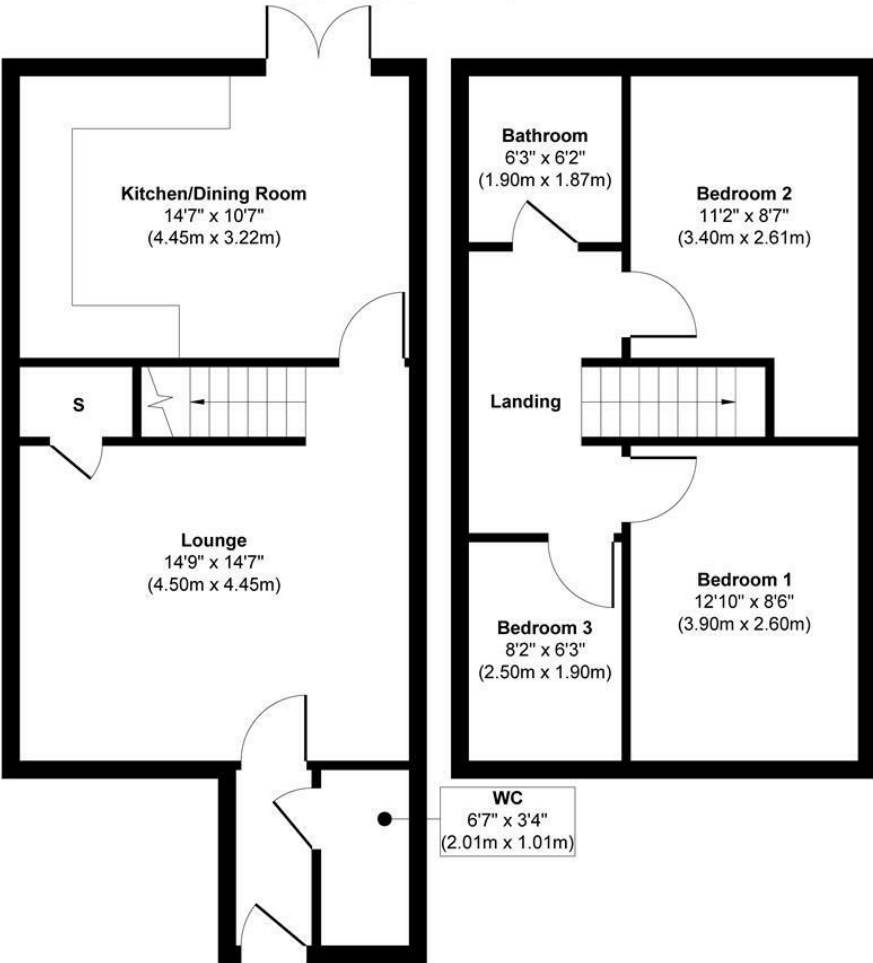
Outside, the large garden is a true highlight, featuring a patio seating area that is perfect for al fresco dining or simply enjoying the sunshine. The expansive south-facing garden provides plenty of room for children to play or for gardening enthusiasts to cultivate their green thumbs.

Situated in a great location, this home is close to local amenities, ensuring that everything you need is within easy reach. The surrounding estate is pleasant and welcoming, making it a lovely place to live. Additionally the property offers convenient parking with a private driveway providing off-street parking for multiple vehicles.

This semi-detached house on Oakdale Drive is a wonderful opportunity for anyone looking for a comfortable and modern family home in a friendly community. Don't miss your chance to make it your own!

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Oakdale Drive



Ground Floor
Approximate Floor Area
419 sq. ft
(38.97 sq. m)

First Floor
Approximate Floor Area
374 sq. ft
(34.79 sq. m)

Approx. Gross Internal Floor Area 793 sq. ft / 73.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Entrance Hall

Living Room

14'9" x 14'7"

Kitchen/ Dining Room

14'7" x 10'6"

Downstairs WC

6'7" x 3'3"

Bedroom 1

12'9" x 8'6"

Bedroom 2

11'1" x 8'6"

Bedroom 3

8'2" x 6'2"

Family Bathroom

6'2" x 6'1"

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







