



Northcroft Avenue, South Elmsall Pontefract WF9 2UW



Welcome to

Northcroft Avenue, South Elmsall Pontefract

GUIDE PRICE £270,000 - £280,000 A spacious three bedroom semi-detached home in South Elmsall featuring a sunroom, lounge, dining room, kitchen, utility, three double bedrooms with master toilet, staircase accessed loft space, driveway, garage, and a generous garden.



Kitchen

11' 8" x 9' 11" (3.56m x 3.02m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for oven in chimney breast with brick effect tiling to splash, space for under counter fridge and washing machine, integrated dish washer, resin sink and drainer, tiled flooring, exposed brick wall, pantry housing the boiler, gas central heating radiator and window and door to the front.

Hall

With a window to the front, stairs to the first floor and a gas central heating radiator with cover.

Dining Room

14' 5" x 12' into bay (4.39m x 3.66m into bay)

With a bay window to the rear, window to the side, gas fire with stone hearth and timber surround and a gas central heating radiator.

Sunroom

19' 3" x 6' 3" (5.87m x 1.91m)

With tiled flooring, double door into the rear garden, spot lights, side door, access into living room and hallway and a gas central heating radiator.

Living Room

11' 6" x 15' 11" (3.51m x 4.85m)

With two windows to the front, a bay window to the side, gas fire with marble hearth, cast iron and timber surround.

Landing

With stairs to the loft space, window to the front, coving and ceiling rose and a storage cupboard.

Bedroom One

13' x 11' 10" (3.96m x 3.61m)

With a window to the rear, coving, arch alcove and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, tiled flooring, extractor fan, spot lights to the ceiling, fully tiled, eaves storage, velux sky light and a gas central heating radiator.

Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)

With a window to the front, half wood panelling, coving and a gas central heating radiator.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit with light up mirror cupboard, corner bath, walk in shower with glass screen, part tiled walls, fully tiled in shower, spot lights, tiled flooring, chrome heated towel rail and a window to the front.

Front Exterior

With a concrete driveway, double wrought iron gates, gate to rear, access to outbuilding and access to the garage.

Rear Garden

A large rear lawned garden, large paved patio seating area, raised decking, tiered lawn, mature trees, wooden shed and timber fence and hedge surround.

Outbuilding

13' 1" x 9' 11" (3.99m x 3.02m)

With a fitted kitchen, plumbing for washing machine, vinyl flooring, loft access, low level flush WC, window and door to the front.

Garage

With an up and over door and electric.



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Welcome to

**Northcroft Avenue, South Elmsall
Pontefract**

- ***GUIDE PRICE £270,000 - £280,000***
- Three Bedroom Semi-Detached House
- Lounge And Separate Dining Room
- Sunroom To The Rear
- Large Loft Space

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

guide price

£270,000 - £280,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119534 - 0003

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