



5%
towards your
deposit

Meadow Walk, Broad Lane, South Elmsall Pontefract WF9 2NB



Welcome to

Meadow Walk, Broad Lane, South Elmsall Pontefract

A brand new three bedroom semi-detached home by Gleeson Homes in South Elmsall, featuring an open plan kitchen diner, bright living room with French doors to the garden, Porcelanosa tiled bathroom, and a side driveway-perfect for modern family living.



Agents Notes

Please be aware the images include digital dressing and are for illustration purposes only. Please check with the sales team for specific details, styles & colours.

Entrance Hall

Front entrance door.

Wc

Living Room

13' 7" x 10' 10" (4.14m x 3.30m)

Window to the rear and double glazed patio doors to the rear.

Kitchen/diner

16' 3" x 10' 3" (4.95m x 3.12m)

Your kitchen will include a stainless steel single oven and sink, with drainer board and a mixer tap. There will be space provided for a standard size washing machine with cold feed plumbing and a single power point. Window to the front and side.

Landing

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

Two windows to the front.

Bedroom Two

12' 6" x 7' 2" (3.81m x 2.18m)

With a window to the rear.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

With a window to the rear.

Bathroom

Your bathroom will come complete with a white Ideal Standard bathroom suite, with pillar taps to the bath and washbasin. With a window to the side.

Exterior

All our homes feature a turfed front garden and a private garden to the rear. Some of our homes come with fencing and turfing in the rear garden as standard subject to plot and development. Where this is not included as standard, both are available as optional extras. Driveway to the side.



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Welcome to

**Meadow Walk, Broad Lane, South Elmsall
Pontefract**

- Three Bedroom Semi-detached New Home
- Front and rear gardens
- Driveway
- Downstairs WC
- High-quality specifications included as standard from well-known brands

Tenure: Freehold EPC Rating: Exempt

£239,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119723 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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