



2 Granby Court, South Elmsall, Pontefract, West Yorkshire, WF9 2NP

Beautiful 3/4 Bedroom Dormer Bungalow | Stunning Rear Garden | Summer House | Popular Residential Location

Situated in a highly sought-after residential area of South Elmsall, this beautifully presented 3/4 bedroom dormer bungalow offers deceptively spacious and versatile accommodation, making it an ideal home for families, downsizers, or anyone looking for flexible living space.

Occupying a generous plot, the property boasts attractive off-road parking to both the front and side, together with a truly stunning enclosed rear garden complete with a fantastic summer house – the perfect place to relax, entertain or enjoy the warmer months.

The accommodation briefly comprises a welcoming lounge, a spacious open plan fitted kitchen/diner with double doors opening directly onto the beautiful rear garden, a generous ground floor bedroom with fitted wardrobes, a modern family bathroom and a further versatile reception room which could be utilised as a fourth bedroom, second lounge, dining room or home office.

To the first floor are two well-proportioned bedrooms together with a convenient WC. The property also benefits

- 3/4 Bedroom Dormer Bungalow
- Corner Plot with Parking for Numerous Vehicles
- Open Plan Fitted Kitchen / Dining Room
- Spacious Lounge
- 2nd Lounge / 4th Bedroom
- 2 Further Bedrooms & WC
- Family Bathroom
- Beautiful Garden
- Summer House
- NO CHAIN

£290,000



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