



Curlew View, South Elmsall Pontefract WF9 2FG

Welcome to

Curlew View, South Elmsall Pontefract

A well-presented, deceptively spacious three-bedroom semi-detached home with solar panels, modern kitchen, lounge with French doors to a private garden and countryside views, downstairs W/C and off-road parking. Close to amenities and motorway links.



Entrance Hall

With a composite front entrance door and laminate flooring.

Wc

with a low level flush WC, wash hand basin, laminate flooring, gas central heating radiator and a window to the front.

Living Room

14' x 16' 9" (4.27m x 5.11m)

With French doors to the rear, under stairs storage cupboards, further storage cupboard and two gas central heating radiator.

Kitchen

16' 7" x 11' 6" (5.05m x 3.51m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, space for free standing fridge freezer, plumbing for dishwasher & washing machine, ceramic sink and drainer, gas hob, electric oven, extractor fan, glass splash back and a window to the front aspect.

Landing

With a gas central heating radiator, access to the semi-boarded loft with pull down ladder.

Bedroom One

14' 7" x 9' 5" (4.45m x 2.87m)

With a window to the rear, air conditioning unit, made to measure blinds and a window to the rear.

Bedroom Two

13' 3" x 8' 7" (4.04m x 2.62m)

With a window to the front, made to measure blinds and a gas central heating radiator.

Bedroom Three

9' 8" x 7' 4" (2.95m x 2.24m)

With a window to the front with made to measure blinds.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, part tiled walls, vinyl flooring, extractor fan and spot lights to the ceiling.

Front Garden

A double driveway to the front.

Rear Garden

With a neatly laid lawn, side gate, patio seating area and timber fences surround.



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Welcome to

Curlew View, South Elmsall Pontefract

- Deceptively Spacious
- Three Good Size Bedrooms
- Extremely Well Presented
- Modern Kitchen And Modern Bathroom
- Popular Modern Development
- Solar Panels
- Local Amenities Close By
- Countryside Views

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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119734 - 0004

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