



**Curlew View, South Elmsall Pontefract WF9 2FG**

## **Welcome to**

### **Curlew View, South Elmsall Pontefract**

A well-presented and deceptively spacious three bedroom semi-detached home with solar panels, featuring a modern kitchen, lounge with French doors to a private garden, downstairs W/C and off-road parking. Ideally located close to local amenities and major motorway links, perfect for commuters.



### **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

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 - 0002

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