



Sandford Road, South Elmsall Pontefract WF9 2XL

Welcome to

Sandford Road, South Elmsall Pontefract

GUIDE PRICE £260,000 - £270,000 Detached three-bed bungalow in South Elmsall with a stylish kitchen, airy lounge opening into a conservatory, family bathroom, front garden with driveway, and an enclosed rear garden with garage. Also includes a versatile outdoor bar for entertaining.



Lounge

23' 8" x 9' 9" (7.21m x 2.97m)

With a double door to the rear onto a raised deck overlooking the garden with stairs down the lawn and a gas central heating radiator.

Sitting Room/ Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

Double doors into the conservatory and a gas central heating radiator.

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven, grill, gas hob, extractor hood, space for washing machine and fridge freezer, boiler, gas central heating radiator, window to the side and a door to the side aspect.

Conservatory

11' 7" x 8' 1" (3.53m x 2.46m)

Brick and UPVC construction, gas central heating radiator and a door to the rear.

Hallway

With access to the loft and an airing cupboard.

Bedroom One

7' 8" + recess x 14' 1" (2.34m + recess x 4.29m)

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

Bedroom Two

8' 8" x 8' 6" (2.64m x 2.59m)

With a window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, laminate flooring, towel radiator, fully tiled walls and a window to the side.

Front Garden

Concrete driveway to the front and side, brick wall to the left, lawn and shrubs.

Rear Garden

Raised decking, two lawns, patio, decking, wooden shed, apple trees, garage and timber fence surround.

Garage

Electric door, brick built.

Bar

15' 8" x 10' 5" (4.78m x 3.17m)

Wooden built, electric, laminate flooring, attached storage shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Sandford Road, South Elmsall Pontefract

- ***GUIDE PRICE £260,000 - £270,000***
- Well-presented detached bungalow offering comfortable single-level living.
- Bright lounge leading into a spacious conservatory with garden views.
- Well-appointed kitchen with ample storage and workspace.
- Three versatile bedrooms suitable for family, guests, or a home office

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

guide price - **£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119384 - 0010

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