



6 Mallard Way, South Elmsall, Pontefract, WF9 2FH

Three-Bedroom End Townhouse | South Elmsall | Popular Frickley Park Location

Situated on the highly sought-after South Elmsall estate, close to Frickley Park, this well-presented three-bedroom end townhouse offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, families, or investors.

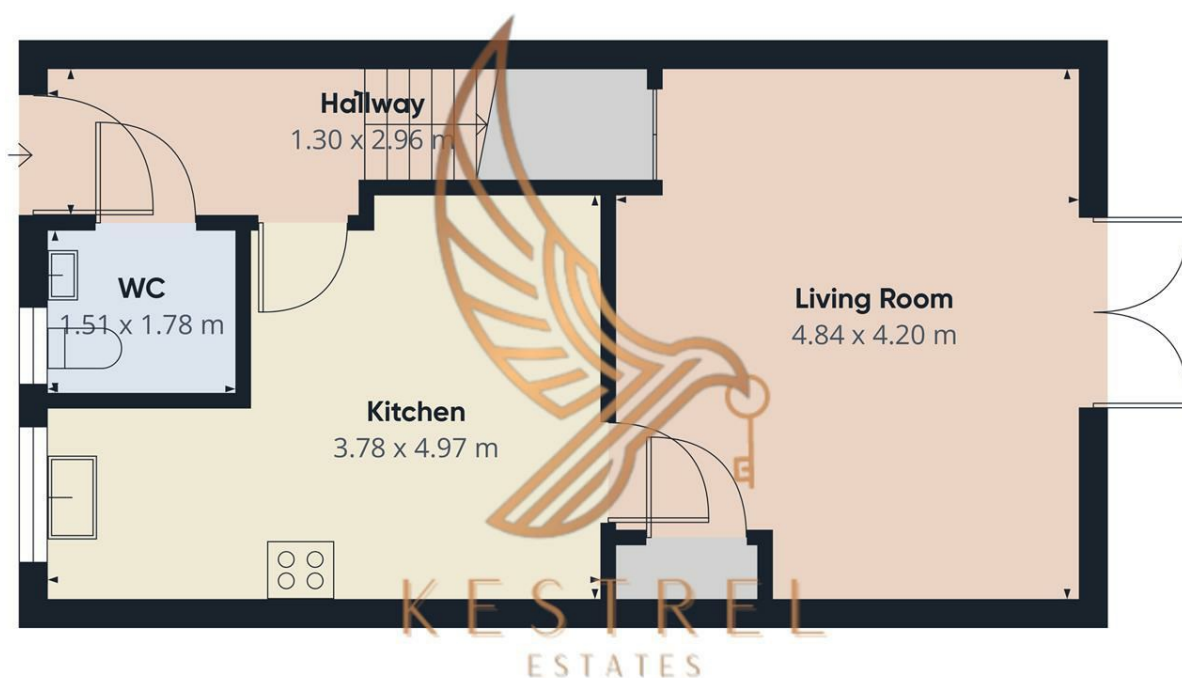
The ground floor comprises an entrance hallway with a WC, there is a modern kitchen/diner complete with a range of fitted appliances, perfect for everyday living and entertaining. To the rear is a generous lounge featuring an abundance of built-in storage, with double doors opening onto the enclosed rear garden, creating a seamless indoor-outdoor living space. The garden also benefits from a versatile office/gym room, ideal for those working from home or seeking additional recreational space.

To the first floor are three generously sized bedrooms, all served by a well-appointed family bathroom.

Externally, the property enjoys off-road parking to the front and an enclosed rear garden, offering both privacy and practicality.

£210,000

- 3 Bed End Townhouse
- Spacious Kitchen/Diner
- Excellent Lounge with 2 Storage Cupboards
- 3 Bedrooms
- Family Bathroom
- Insulated Garden Room with Light & Power
- Off Road Parking
- Great Location Close to Frickley Park
- Must See
- NO CHAIN



Approximate total area⁽¹⁾
44.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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