



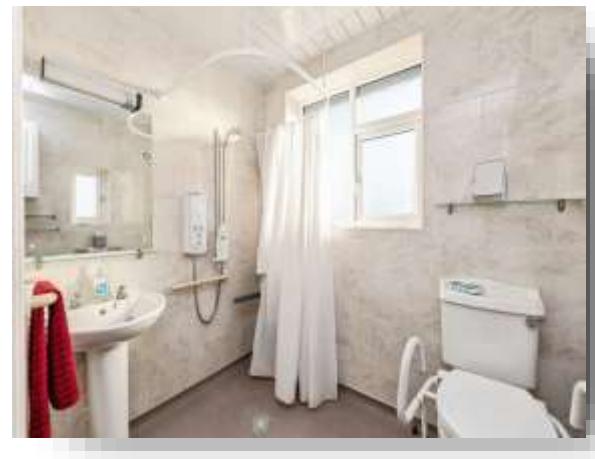
**Lower Northcroft, South Elmsall PONTEFRACT WF9 2TB**

william  
h brown

**Welcome to**

**Lower Northcroft, South Elmsall PONTEFRACT**

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\* The property comprises of lounge, dining room, kitchen, conservatory, downstairs WC, two double bedrooms, one single bedroom, family bathroom, double garage, rear garden, front garden with drive and solar panels on the roof.



## **Entrance Hall**

With a front entrance door, oak panelling on walls, stairs to the first floor, under stairs storage, gas central heating radiator and window to the front aspect.

## **Living Room**

15' 3" into bay x 12' 11" ( 4.65m into bay x 3.94m )  
With a bay window to the front, electric fire with wooden surround, wall lights, fitted cabinets and a gas central heating radiator.

## **Reception Room**

11' 7" x 12' 10" ( 3.53m x 3.91m )  
With two windows, side and rear, picture rail, wall lights, electric fire with stone surround and a gas central heating radiator.

## **Kitchen**

13' x 8' 8" ( 3.96m x 2.64m )  
A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, space for dishwasher, free standing oven with gas hob and grill over, stainless steel sink and half with drainer, shelf for microwave, Sheila maid, door to the conservatory, tiled flooring, pantry.

## **Conservatory**

14' 1" x 8' 9" ( 4.29m x 2.67m )  
Constructed with brick and UPVC, side and rear door, work surfaces, space for washing machine and tumble dryer and tiled flooring.

## **Wc**

With a low level flush WC and extractor fan.

## **Landing**

With a window to the side, access to the loft and gas central heating radiator.

## **Bedroom One**

12' 11" x 12' 11" ( 3.94m x 3.94m )  
With a window to the rear and gas central heating radiator.

## **Bedroom Two**

15' 5" into bay x 12' 11" ( 4.70m into bay x 3.94m )  
With a bay window to the front and a gas central heating radiator.

## **Bedroom Three**

7' 7" x 6' 7" ( 2.31m x 2.01m )  
With a window to the front aspect, air vent and a gas central heating radiator.

## **Wet Room**

A suite consisting of a low level flush WC, wash hand basin, electric shower, vinyl flooring, extractor fan, tiled walls, panelled ceiling, small storage cupboards, gas central heating radiator, windows to the rear and side.

## **Front Garden**

A large concrete driveway leading to the double garage and rear garden, wrought iron gates, electric wheelchair lift to the front door, small lawn, shrubs and wooden fence.

## **Rear Garden**

With a lawned garden, panting beds, patio seat, side gate to the front, green house, double garage, wall and timber fence surround.

## **Double Garage**

Two windows to the rear, door to the side, electric roller doors to the front.



**view this property online** [williamhbrown.co.uk/Property/PON119305](http://williamhbrown.co.uk/Property/PON119305)



Welcome to

## Lower Northcroft, South Elmsall PONTEFRACT

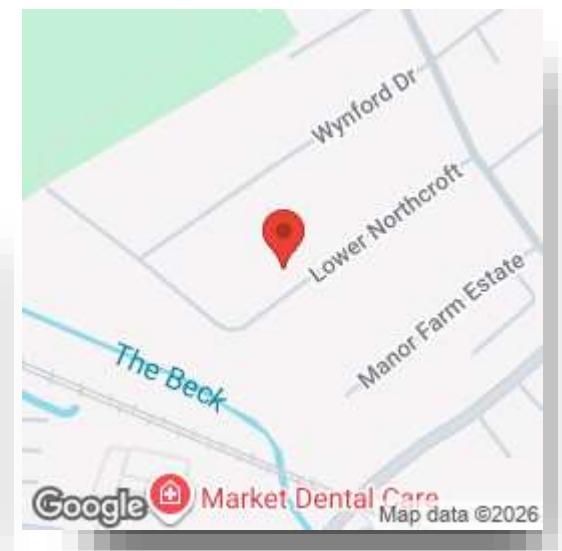
- \*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*
- Three Bedroom Semi-Detached Home
- Double Garage and Driveway
- Lounge and Separate Dining Room
- Some Cosmetic Modernisation Needed

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£220,000 - £230,000**



**view this property online** [williamhbrown.co.uk/Property/PON119305](http://williamhbrown.co.uk/Property/PON119305)



Property Ref:  
PON119305 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Please note the marker reflects the postcode not the actual property



**01977 791406**



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)