



Hacking Lane, South Elmsall PONTEFRACT WF9 2SU



Welcome to

Hacking Lane, South Elmsall PONTEFRACT

Nestled on the desirable Hacking Lane in South Elmsall, this impressive five-bedroom detached home offers spacious living with a touch of luxury. The master bedroom features a private ensuite, while a convenient downstairs WC adds practicality.



Wc

With a low level flush WC, wash hand basin, tiled flooring and a UPVC double glazed window to the rear aspect.

Lounge/Diner

24' 1" x 17' 6" (7.34m x 5.33m)

With a UPVC double glazed window to the side and one to the front aspect, door to patio, open to staircase and four gas central heating radiators.

Kitchen

18' 4" x 8' 4" (5.59m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated fridge freezer, washing machine, tumble dryer, dishwasher, door to the side, spot lights to the ceiling, vinyl floor covering, part tiled, stainless steel sink and drainer, boiler cupboard, a UPVC double glazed window to the rear and two UPVC double glazed windows to the side aspect.

Bedroom Five

11' 9" x 12' (3.58m x 3.66m)

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

Landing

With a storage cupboard with access to the loft, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom One

17' 6" x 13' 11" (5.33m x 4.24m)

With two UPVC double glazed windows to the front and rear, spot lights, laminate flooring and two gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower, part tiled walls, tiled flooring, extractor fan, towel radiators and spot lights.

Bedroom Two

10' 4" x 14' 9" (3.15m x 4.50m)

With two UPVC double glazed windows to the rear aspect, built in mirrored wardrobe and a gas central heating radiator.

Bedroom Three

13' 2" x 6' 6" (4.01m x 1.98m)

With a UPVC double glazed window to the rear and a gas central heating radiator.

Bedroom Four

10' 10" x 12' 10" (3.30m x 3.91m)

With sliding doors to the balcony, built in wardrobes, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a lo level flush WC, Mr & Mrs wash hand basin set in a vanity unit, bath, walk in shower with glass screen, tiled flooring, part tiled walls, extractor fan and spot lights to the ceiling.

Front Garden

A concrete driveway, lawned garden, Koi pond, patio and timber fence surround.

Rear Garden

Multi Level garden, stone wall, access from both sides and a timber fence surround.

Garage

18' 5" x 16' 7" (5.61m x 5.05m)

With an electric roller door and electric points.

Bar

6' 5" x 16' 5" (1.96m x 5.00m)

With a door to the side, electrics, window to the rear, stone flooring and a gas central heating radiator.



view this property online williamhbrown.co.uk/Property/PON119065



Welcome to

Hacking Lane, South Elmsall PONTEFRACT

- Five Bedroom Detached Home
- A Luxurious Master Bedroom With Ensuite Bathroom
- A Downstairs WC
- Outbuilding And Garden Bar
- Excellent Access To Local Amenities, Schools And Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON119065](https://www.williamhbrown.co.uk/Property/PON119065)



Property Ref:
PON119065 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)