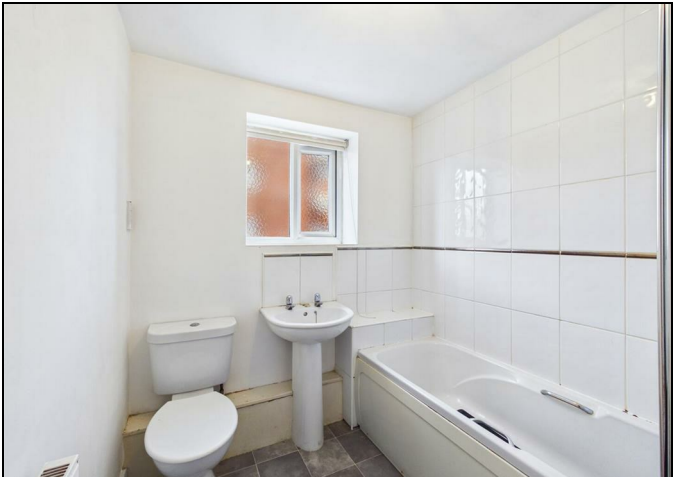


...Your proactive estate agent



Mallard Mews, South Elmsall, Pontefract, WF9 2SF
Offers Over £70,000

Park Row



Lead In

Modern First Floor Apartment in a Prime South Elmsall Location

Perfectly positioned within a secure gated development, this well presented one-bedroom first floor apartment offers modern, low-maintenance living and is ideal for first-time buyers, professionals and investors alike.

Located just moments from South Elmsall town centre and the train station, the property offers excellent transport links to Doncaster, Leeds and London, along with easy access to the local bus station and motorway networks, making it an excellent choice for commuters. A wealth of local amenities, shops, supermarkets and employment opportunities are all within easy reach.

The current owner has thoughtfully upgraded the kitchen with quality units and integrated appliances, creating a stylish and contemporary space. The apartment is presented in move-in ready condition throughout, offering bright and well-proportioned accommodation including a spacious lounge, modern fitted kitchen, generous double bedroom and a well-appointed bathroom.

Further benefits include an allocated parking space within the gated community, providing both convenience and security.

Apartments in this sought-after development are always popular, and with its excellent location, modern finish and fantastic investment potential, early viewing is highly recommended.

Entrance Hallway

1.41 x 3.22 (4'8" x 10'7")

Entrance hallway leads to the Kitchen, Bathroom, Bedroom one and the Living room. Carpeted throughout. Central heated radiator.



Kitchen

3.41 x 2.28 (11'2" x 7'6")

A range of modern wall and base units and new worktops. Integrated four ring gas hob and oven. Integrated extractor hood. Stainless steel sink with a chrome mixer tap and drainer. Central heated radiator. Wood effect flooring. UPVC double glazed window to the rear elevation.



Bathroom

1.92 x 1.99 (6'4" x 6'6")

White three piece bathroom suite, includes a chrome mixer tap. Mains feed chrome shower. Wash hand basin with a chrome tap. WC with a low-level flush. Central heated radiator. Tiled effect flooring. Extractor fan. UPVC double glazed window to the side elevation.



Bedroom One

3.39 x 3.46 (11'1" x 11'4")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Living Room

3.37 x 4.51 (11'1" x 14'10")

Carpeted throughout. Central heated radiator. UPVC double glazed patio doors to the front elevation.



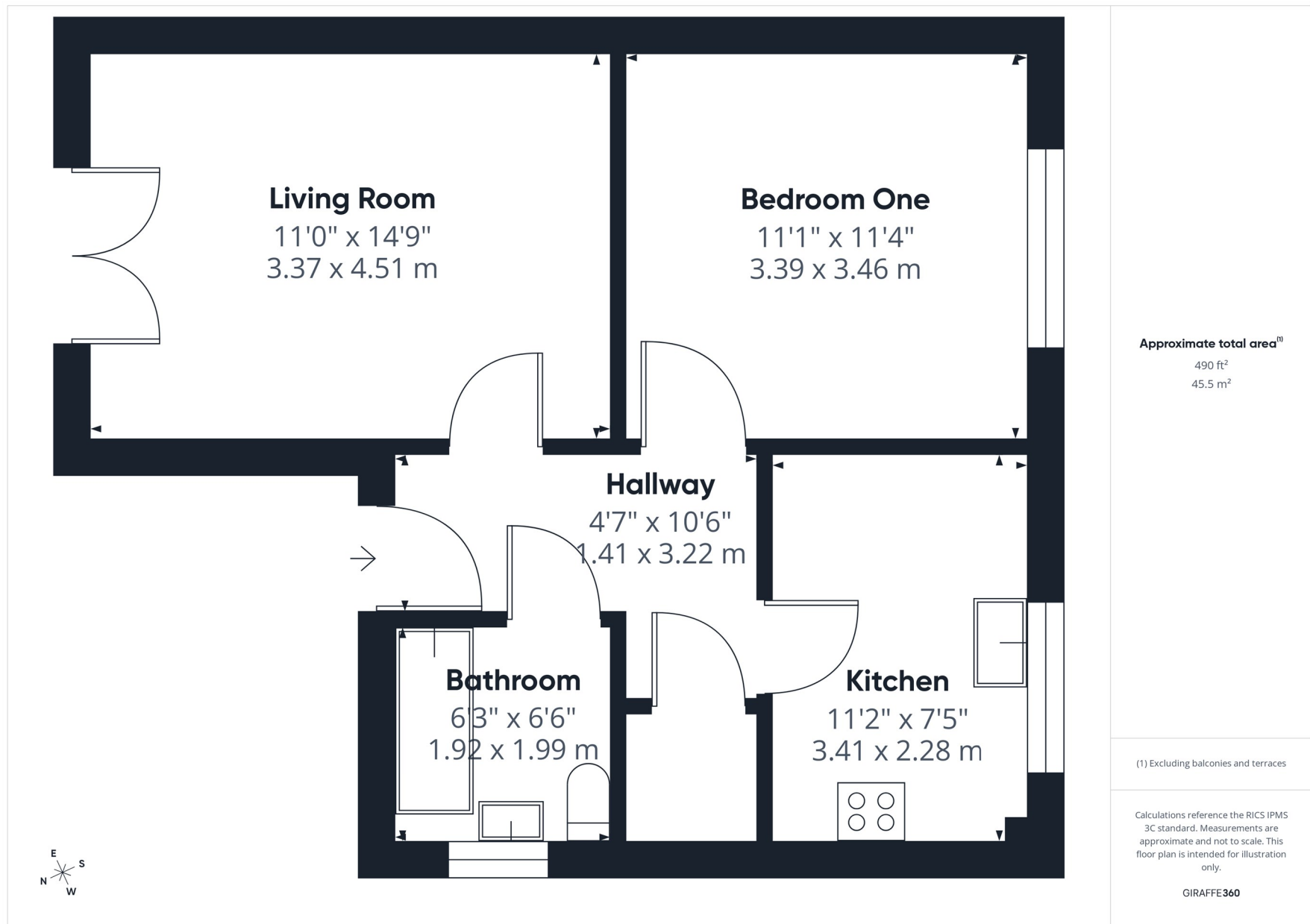
External

490 x 45.5 (1607'7" x 149'3")

The property is set within a modern residential development and enjoys an attractive brick-built façade with well-maintained communal grounds. Residents benefit from an allocated parking space, with additional visitor parking available nearby. Secure communal entrance provides access to the first-floor apartment, offering a welcoming and well-presented approach.

To the rear, the development features a well-kept communal parking area with the apartment benefiting from one allocated parking space. The surroundings are neatly maintained, providing a clean and practical environment with easy access to the communal entrance and neighbouring amenities.





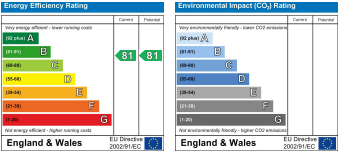
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk



Park Row