



**High Street, South Elmsall Pontefract WF9 2SH**



**Welcome to**

**High Street, South Elmsall Pontefract**

Three-bedroom semi-detached on High Street, South Elmsall, sold with a tenant in situ, offering instant rental income. Features a comfortable layout, on-street parking and a low-maintenance rear yard, close to local amenities.



### **Rear Porch**

With a UPVC rear entrance door, laminate flooring and plumbing for washing machine.

### **Entrance Hall**

With Front entrance door and window to the side.

### **Lounge**

12' 10" x 15' 4" ( 3.91m x 4.67m )

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

### **Dining Room**

13' 1" x 12' 5" ( 3.99m x 3.78m )

With a window to the rear, laminate flooring and a gas central heating radiator.

### **Kitchen**

11' 6" x 5' 8" ( 3.51m x 1.73m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor fan, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, part tiled walls and a window to the rear.

### **Landing**

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

### **Bedroom Two**

10' 9" x 13' 6" ( 3.28m x 4.11m )

With a window to the front, storage housing combi boiler and a gas central heating radiator.

### **Bedroom Three**

10' x 6' 9" ( 3.05m x 2.06m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, vinyl floor covering, tiled walls and a chrome heated towel rail.

### **Bedroom One/Top Floor**

8' 10" x 19' 10" ( 2.69m x 6.05m )

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

### **Rear Garden**

An enclosed yard area, timber gate, brick wall and timber fence surround.



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## Welcome to

### High Street, South Elmsall Pontefract

- Three Bedroom Semi-Detached Home
- Sold With Tenant In Situ For Immediate Rental Income
- Comfortable Interior Layout With Practical Living Spaces
- Low-Maintenance Rear Yard
- Convenient On-Street Parking Close To Local Amenities

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

offers in excess of  
**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119743 - 0003

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