



Sandford Road, South Elmsall Pontefract WF9 2XL

Welcome to

Sandford Road, South Elmsall Pontefract

GUIDE PRICE £260,000 - £270,000 A three-bedroom detached bungalow in South Elmsall featuring a modern kitchen, bright lounge with conservatory, family bathroom, front garden with driveway, and an enclosed rear garden with garage plus a versatile outbuilding currently used as a bar.



Lounge

23' 8" x 9' 9" (7.21m x 2.97m)

With a double door to the rear onto a raised deck overlooking the garden with stairs down the lawn and a gas central heating radiator.

Sitting Room/ Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

Double doors into the conservatory and a gas central heating radiator.

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven, grill, gas hob, extractor hood, space for washing machine and fridge freezer, boiler, gas central heating radiator, window to the side and a door to the side aspect.

Conservatory

11' 7" x 8' 1" (3.53m x 2.46m)

Brick and UPVC construction, gas central heating radiator and a door to the rear.

Hallway

With access to the loft and an airing cupboard.

Bedroom One

7' 8" + recess x 14' 1" (2.34m + recess x 4.29m)

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

Bedroom Two

8' 8" x 8' 6" (2.64m x 2.59m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, laminate flooring, towel radiator, fully tiled walls and a window to the side.

Front Garden

Concrete driveway to the front and side, brick wall to the left, lawn and shrubs.

Rear Garden

Raised decking, two lawns, patio, decking, wooden shed, apple trees, garage and timber fence surround.

Garage

Electric door, brick built.

Bar

15' 8" x 10' 5" (4.78m x 3.17m)

Wooden built, electric, laminate flooring attached storage shed.



view this property online williamhbrown.co.uk/Property/PON119384



Welcome to

Sandford Road, South Elmsall Pontefract

- ***GUIDE PRICE £260,000 - £270,000***
- Well-presented detached bungalow offering comfortable single-level living.
- Bright lounge leading into a spacious conservatory with garden views.
- Well-appointed kitchen with ample storage and workspace.
- Three versatile bedrooms suitable for family, guests, or a home office

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000 - £270,000



view this property online williamhbrown.co.uk/Property/PON119384



Property Ref:
PON119384 - 0005

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