



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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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 - 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.

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