



Brew Lodge, Rowley Lane, South Elmsall PONTEFRACT WF9 2JP

Welcome to

Brew Lodge, Rowley Lane, South Elmsall PONTEFRACT

GUIDE PRICE £475,000 - £500,000 Five-bedroom detached home featuring lounge, large kitchen diner, downstairs WC, four first-floor double bedrooms with two en-suites, family bathroom, second-floor en-suite bedroom, underfloor heating, solar panels, integral garage, and enclosed rear garden.



Entrance Hall

With a front entrance door, under floor heating, under stairs storage and Karndean flooring.

Wc

With a low level flush WC, wash hand basin, Karndean flooring and extractor fan.

Lounge

19' 4" x 13' 7" (5.89m x 4.14m)

With a bay window to the front, multi fuel burner, under floor heating and a wall storage cupboard.

Kitchen

35' 9" x 12' 7" max (10.90m x 3.84m max)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, island with storage and seating, space for full range cooker, extractor hood, integrated dish washer, recess for American fridge freezer, ceramic sink, tiling to splash back, ceiling speakers, wall storage cupboards, under floor heating, Karndean flooring, three windows to the rear and double doors to the rear.

Landing

With over stairs storage housing hot water tank and a window to the rear.

Bedroom One

16' 11" x 12' 9" (5.16m x 3.89m)

With three windows to the rear, ceiling speakers and under floor heating.

Walk In Wardrobe

5' 2" x 9' 9" (1.57m x 2.97m)

With a window to the side.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, towel radiator, fully tiled walls and flooring, extractor fan and spot lights to the ceiling.

Bedroom Two

14' 7" x 9' 11" (4.45m x 3.02m)

With two windows to the front and under floor heating.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring and a window to the front.

Bedroom Three

14' 7" x 12' 9" (4.45m x 3.89m)

With a window to the front and under floor heating.

Bedroom Four

12' 9" x 10' 6" (3.89m x 3.20m)

With a window to the rear and under floor heating.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, free standing bath, shower cubicle, tiled walls an flooring, towel radiator, extractor fan and a window to the side.

Top Landing

With eaves storage and a commes room.

Bedroom Five

35' 11" x 19' (10.95m x 5.79m)

With two windows to the rear and side, sky light, Karndean flooring, three radiators and access to the part boarded loft.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring, part tiled walls, sky light and a towel radiator.

Rear Garden

A lawned garden with paved path, decked seating area, wooden shed, access from the front and timber fence surround.



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**Brew Lodge, Rowley Lane, South Elmsall
PONTEFRACT**

- ***GUIDE PRICE £475,000 - £500,000***
- Five Bedroom Detached House
- Family Bathroom and Three Ensuites
- Solar Panels and Underfloor Heating
- Integral Garage and Driveway

Tenure: Freehold EPC Rating: B
Council Tax Band: E

guide price

£475,000 - £500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119386 - 0003

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