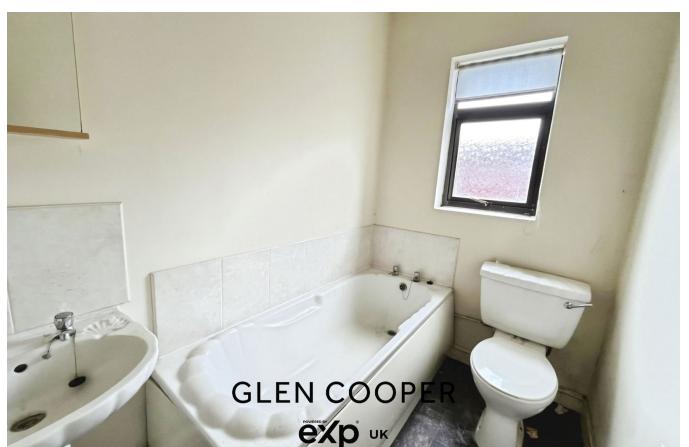
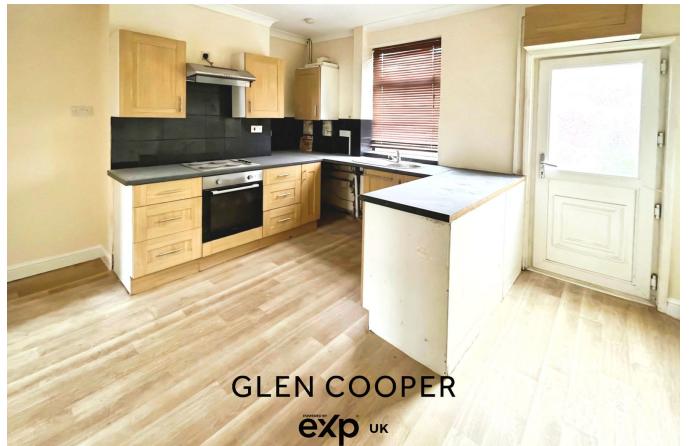


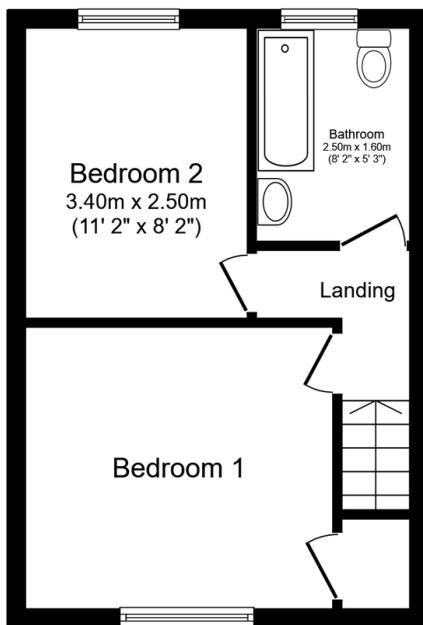
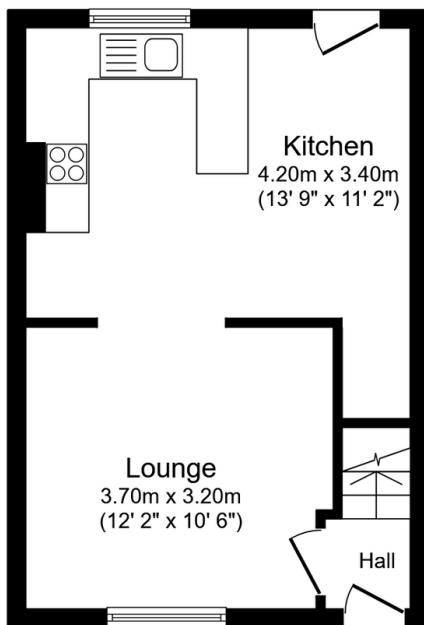
## Wood Lea, South Emsall, Pontefract.

Offers In Region Of £85,000

🛏 2 🚧 1 🛋 1



- Cosy 2 Bedroom Inner Terrace
- Great First Home Potential
- Off Street Parking
- Family Bathroom
- Local Shops and Amenities Nearby
- No Onward Chain
- Ideal Investor Property
- Two Good Size Bedrooms
- Fitted Kitchen With Breakfast Bar
- Enclosed Rear Yard With Storage



Total floor area: 61.2 sq.m. (659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Reference Number GC0175. If you're a first time buyer looking for your first home or a landlord looking to expand their portfolio then this attractive two bedroom inner terrace could be an ideal solution.

It is Currently rented so if your an investor you have an inbuilt tenant if your interested. If your wanting to make it your home then it will be sold with vacant possession.

So a little more about this property it is situated on the edge of South Elmsall's High street you have access to all the local amenities on your doorstep. It has two good size bedrooms, a light bright lounge and a modern fitted kitchen with units to wall and floor plus a modern cooker-hob with extractor fan above and a modern breakfast bar. The upstairs also has a bathroom with Wc, Bath and sink unit. To the front is a paved area with off street parking for your vehicle and the rear is an enclosed yard with an outhouse storage unit.

Briefly the house consists of the following

Entrance Hallway

Giving access from the front of the property to the ground floor rooms and stairs to the upper floor

Lounge ( 3.22m x 3.7m )

Attractive light bright room overlooking the front of the property. Attractive coving and radiators for your comfort. Great place to relax after a busy day.

Kitchen - diner ( 4.2m x 3.4m )

Attractive modern kitchen with loads of storage space to wall and floor. The cooker hob is modern and has an extractor fan above. Sink unit overlooking the rear yard and a useful breakfast bar as well. Finally you have a great under stairs storage space.

The upstairs landing gives access to the bedrooms and bathroom

Bed 1 ( 3.23m x 3.7m )

This light bright bedroom has a wardrobe - storage room attached giving a place for all your stuff. It overlooks the front of the property

Bedroom 2 ( 2.5m x 3.4m )

Similar to the front bedroom loads of light and space for furniture. Overlook the rear of the property

Bathroom ( 1.6m x 2.5m )

Simple bathroom with all you need. Bath, Wc and sink

To the front of the property you have a paved frontage ideal for off street parking. The rear of the house has a useful enclosed yard with a great storage outhouse ideal for storage.