



Hacking Lane, South Elmsall PONTEFRACT WF9 2SU



welcome to

Hacking Lane, South Elmsall PONTEFRACT

GUIDE PRICE £460,000-£480,000 Nestled on the sought-after Hacking Lane in South Elmsall, this impressive five-bedroom detached home offers generous living space with a touch of luxury. The master bedroom enjoys its own private ensuite, complemented by a downstairs WC for added practicality.



Wc

With a low level flush WC, wash hand basin, tiled flooring and a UPVC double glazed window to the rear aspect.

Lounge/Diner

24' 1" x 17' 6" (7.34m x 5.33m)

With a UPVC double glazed window to the side and one to the front aspect, door to patio, open to staircase and four gas central heating radiators.

Kitchen

18' 4" x 8' 4" (5.59m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, integrated fridge freezer, washing machine, tumble dryer, dishwasher, door to the side, spot lights to the ceiling, vinyl floor covering, part tiled, stainless steel sink and drainer, boiler cupboard, a UPVC double glazed window to the rear and two UPVC double glazed windows to the side aspect.

Bedroom Five

11' 9" x 12' (3.58m x 3.66m)

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

Landing

With a storage cupboard with access to the loft, gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom One

17' 6" x 13' 11" (5.33m x 4.24m)

With two UPVC double glazed windows to the front and rear, spot lights, laminate flooring and two gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower, part tiled walls, tiled flooring, extractor fan, towel radiators and spot lights.

Bedroom Two

10' 4" x 14' 9" (3.15m x 4.50m)

With two UPVC double glazed windows to the rear aspect, built in mirrored wardrobe and a gas central heating radiator.

Bedroom Three

13' 2" x 6' 6" (4.01m x 1.98m)

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

Bedroom Four

10' 10" x 12' 10" (3.30m x 3.91m)

With sliding doors to the balcony, built in wardrobes, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, Mr & Mrs wash hand basin set in a vanity unit, bath, walk in shower with glass screen, tiled flooring, part tiled walls, extractor fan and spot lights to the ceiling.

Front Garden

A concrete driveway, lawned garden, Koi pond, patio and timber fence surround.

Rear Garden

Multi Level garden, stone wall, access from both sides and a timber fence surround.

Garage

18' 5" x 16' 7" (5.61m x 5.05m)

With an electric roller door and electric points.

Bar

6' 5" x 16' 5" (1.96m x 5.00m)

With a door to the side, electrics, window to the rear, stone flooring and a gas central heating radiator.



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welcome to

Hacking Lane, South Elmsall PONTEFRACT

- Five Bedroom Detached Home
- A Luxurious Master Bedroom With Ensuite Bathroom
- A Downstairs WC
- Outbuilding And Garden Bar
- Excellent Access To Local Amenities, Schools And Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119065 - 0009

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)