...Your proactive estate agent

Valley Avenue, South Elmsall, Pontefract, WF9 2DE

Offers Over £250,000

Park Row

Entrance Hall
0.90 x 1.34 (2'11" x 4'5")
Access to living room.

Living Room
4.79 x 3.41 (15'9" x 11'2")
Feature fireplace with hearth living flame effect fire. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. Access to the sunroom and kitchen.

Sunroom
3.80 x 2.14 (12'6" x 7')
Wood effect flooring. Central heated radiator. UPVC double glazed French doors providing access to the rear. UPVC double glazed windows to the front, side and rear.

Kitchen
4.80 x 2.60 (15'9" x 8'6")
Range of high and low level kitchen units with integrated appliances including an oven, electric hob and extractor hood. Space for fridge/freezer. One and a half bowl sink with drainer and chrome mixer tap. UPVC door giving access to the rear. Access to hallway and living room. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side.

Inner Hallway
3.60 x 0.90 (11'10" x 2'11")
Access to all three bedrooms, shower room and the kitchen. Carpeted throughout.

Main Bedroom
2.72 x 3.64 (8'11" x 11'11")
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Two
2.53 x 3.74 (8'4" x 12'3")
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

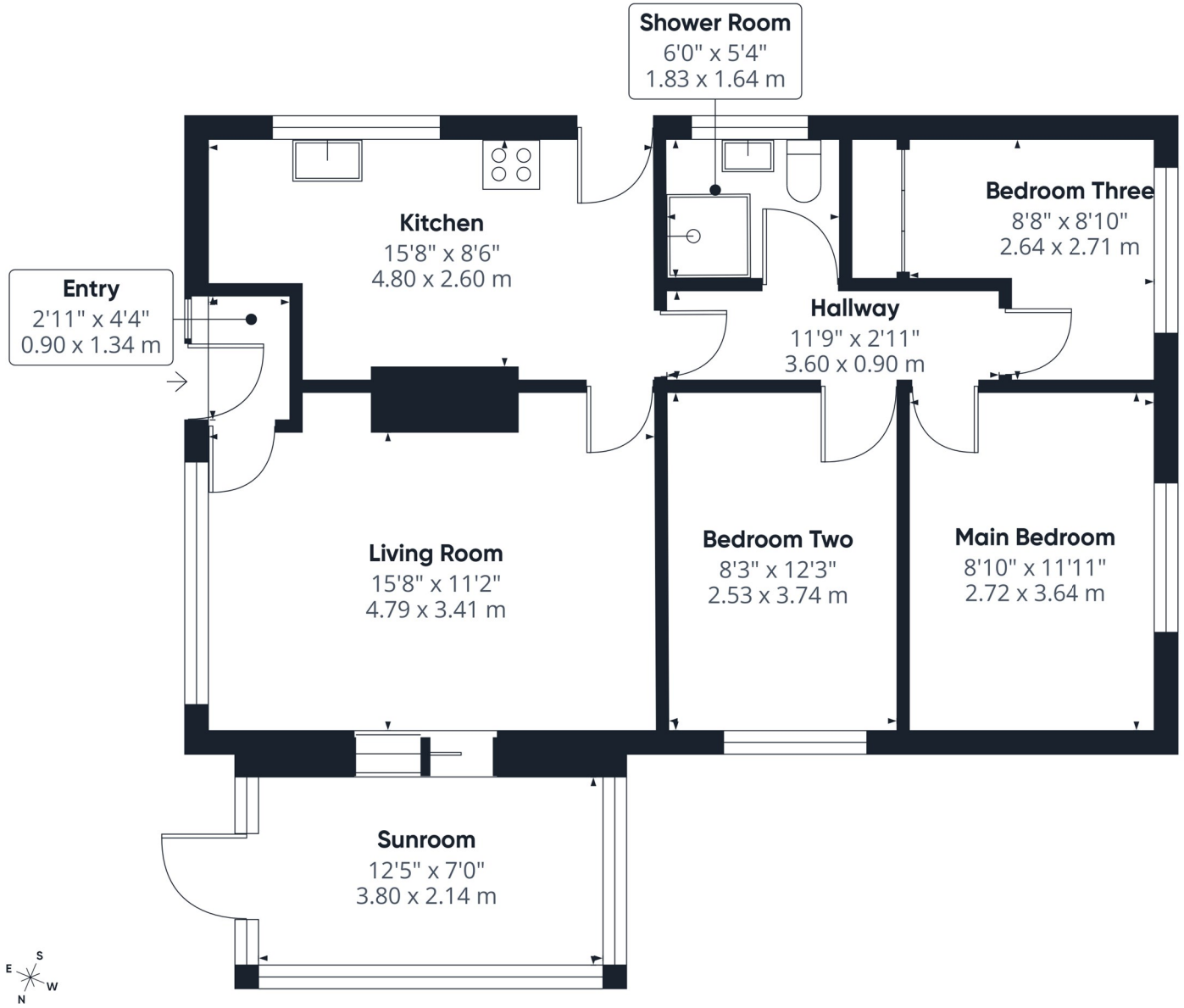
Bedroom Three
2.64 x 2.71 (8'8" x 8'11")
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Shower Room
1.83 x 1.64 (6' x 5'5")
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap set in vanity unit. Corner shower cubicle with head over shower. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. Frosted UPVC double glazed window to the rear elevation.

External
The property benefits from gardens to all fours sides. At the front is a Tarmac driveway leading to the garage an double wrought iron gates opening to the left-hand side garden, a combination of lawn and paving. A gravelled area planted with mature shrubs to the front of the property follows round to a good sized lawn running the full length of the right-hand side of the property. The enclosed rear garden is has a paved patio and artificial lawn.

The Property Ombudsman

Park Row



Approximate total area(1)

786 ft²

73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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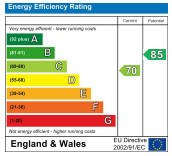

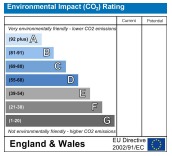

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