



MOVE MAKER

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212 Barnsley Road

South Elmsall , Pontefract , WF9 2AL

Offers In Region Of £180,000

Property Features

- Ideal HMO Investment Property
- Semi-Detached House
- Kitchen
- Four Bedrooms(1 with en-suite)
- Self contained studio flat
- Bathroom
- Off street parking
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Full Description

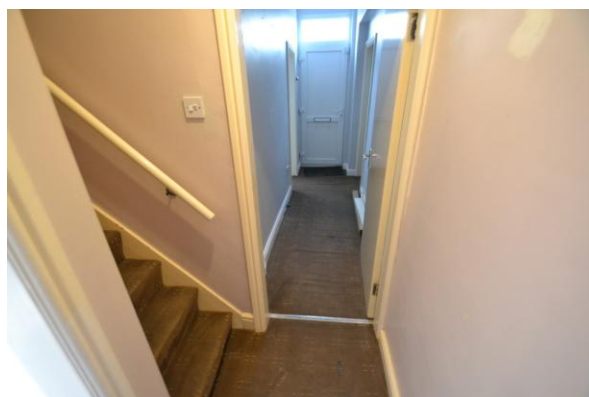
FRONT

Step into the hallway directly from the pavement. Bi-fold timber/steel gates give access down the side of the property.

HALLWAY

18' 06" x 3' 06" (5.64m x 1.07m)

Upvc entrance door. Hall with doors leading off and stairs to the first floor.



FRONT GROUND FLOOR BEDROOM

12' 03" x 12' 03" (3.73m x 3.73m)

Window out to the front. Radiator with thermostatic valve.



LOUNGE

15' 10" x 13' 03" (4.83m x 4.04m)

Decorated in neutral shades with wood effect vinyl flooring. Open doorway to the hall. Doors into the kitchen and en-suite bedroom. Window to the rear. Radiator.



KITCHEN

9' 03" x 7' 11" (2.82m x 2.41m)

Having a range of recently fitted white base and wall units with black work surfaces. Built in electric Lamona oven and 4 ring electric hob with stainless steel chimney hood extractor fan,. Stainless steel sink with mixer tap. White tiles to the splash backs. Dark grey tiled floor. Ideal boiler. Door out to the rear.



GROUND FLOOR REAR BEDROOM

15' 08" x 9' 07" (4.78m x 2.92m)

In neutral shades with grey wood effect laminate flooring. Radiator. Door into en-suite



ENSUITE

6' 02" x 5' 11" (1.88m x 1.8m)

Having a three piece suite in white with tiles to the splash backs. Dark grey floor tiles. Radiator.



LANDING

16' 00" x 3' 03" (4.88m x 0.99m)

Radiator. Doors off to all rooms. Loft access.



FRONT FIRST FLOOR BEDROOM

15' 10" x 12' 04" (4.83m x 3.76m)

Bright shades. Wood effect vinyl flooring. Walk in store cupboard. Radiator with thermostat valve.



REAR FIRST FLOOR BEDROOM
13' 01" x 12' 00" (3.99m x 3.66m)
Radiator with thermostatic valve.



BATHROOM
10' 02" x 8' 03" (3.1m x 2.51m)
A large bathroom having a two piece white suite and an offset quadrant shower cubicle. Radiator. Wet room style flooring.



GROUND FLOOR STUDIO FLAT
15' 09" x 12' 00" (4.8m x 3.66m)
Decorated in neutral shades and having grey laminate flooring. Radiator with thermostatic valve.



KITCHEN AREA
9' 09" x 5' 03" (2.97m x 1.6m)
Dark grey gloss units with white/silver work tops. Sink with mixer tap. Spot lights to the ceiling. Loft hatch.



ENSUITE
Two piece suite suite and a corner shower cubicle with electric shower.
Cream floor tiles. Radiator.



REAR YARD

Double timber/metal gates give access into the rear yard providing off street parking.



REAR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements