



# MOVE MAKER

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**45 Princess Avenue**

South Elmsall , Pontefract, , WF9 2QU

**Offers In Region Of £130,000**

## Property Features

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- Good sized family home
- Semi-Detached House
- Hall
- Lounge/diner
- Kitchen/Diner
- Three Bedrooms
- Bathroom & separate wc
- Substantial gardens to 3 sides
- Driveway
- Cul de sac position

## Full Description

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### FRONT

Double timber gates lead into the front garden and driveway. Lawned garden to the front with borders and further garden to the side.

### ENTRANCE HALL

10' 11" x 3' 04" (3.33m x 1.02m)

Upvc entrance door leads into the hall. Under stairs storage and additional store cupboard. Radiator with thermostatic valve. Door to kitchen and stairs to first floor.



### LOUNGE/DINER

20' 04" x 15' 0" (6.2m x 4.57m)

Measurements narrowing to 9'5"

Windows the both the front and rear. Sliding door to the kitchen. 2 Radiators with thermostatic valves.



### KITCHEN

13' 08" x 9' 10" (4.17m x 3m)

Wood effect base units. Stainless steel sink with mixer tap. Electric oven and hob and cream tiles to the splash backs. Radiator with thermostatic valve. Upvc door to rear.



#### REAR ENTRANCE

6' 09" x 3' 10" (2.06m x 1.17m)

Plumbing for washer. Cream tiled floor. Worcester boiler. Open doorway to the porch.



#### PORCH

6' 08" x 4' 08" (2.03m x 1.42m)

Door out to the rear garden. Grey vinyl tiles.



#### STAIRS/LANDING

13' 0" x 4' 10" (3.96m x 1.47m)

Turn stairs to the first floor. Doors into all rooms and storage cupboard. Access to boarded and insulated loft.



#### BEDROOM ONE

13' 08" x 10' 00" (4.17m x 3.05m)

A front facing room with built in wardrobes. Radiator with thermostatic valve.



#### BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

A rear facing room with built in wardrobes. Radiator with thermostatic valve.



### BEDROOM THREE

10' 01" x 7' 02" (3.07m x 2.18m)

A side facing room looking out over the the bowling green and park.  
Radiator with thermostatic valve. Door to storage area.



### BATHROOM

6' 06" x 4' 10" (1.98m x 1.47m)

Having a two piece white suite comprising of pedestal wash basin and  
panelled bath. Majority tiled walls and vinyl to the floor. Radiator with  
thermostatic valve.



### SEPARATE WC

3/4 tiled walls. Low flush wc. Vinyl flooring.



### REAR

A good sized rear garden, fully enclosed and laid to lawn on both sides of  
concrete pathway to the garden shed. This garden could be made into a  
wonderful outdoor space.



### ADDITIONAL PHOTO



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