



MOVE MAKER

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63 Doncaster Road

South Elmsall, Pontefract, , WF9 2JH

Offers In Region Of £120,000

Property Features

- Kitchen
- Three Bedrooms
- Mid Terraced House
- Bathroom
- Popular area in South Elmsall
- Low maintenance gardens
- Two Reception rooms
-

Full Description

FRONT

Low maintenance front garden with brick boundary wall and timber gate.

ENTRANCE PORCH

A upvc double glazed panelled door leads into the porch. Original tiled walls to half height. Glazed/panelled door into the lounge.

LOUNGE

15' 0" x 11' 07" (4.57m x 3.53m)

Decorated in neutral shades. Black cast iron fireplace with electric fire and marble hearth. Two radiators. Archway to stairs.

DINING ROOM

15' 0" x 13' 07" (4.57m x 4.14m)

In contrasting shades with dado rail and coving to the ceiling. Glazed/panelled door to understairs store. Radiator. Marble and stone hearth to chimney breast wall. Half glazed door to the kitchen.



KITCHEN

12' 09" x 6' 10" (3.89m x 2.08m)

Having a range of white base and wall units with chop block effect work surfaces. Built in oven and ceramic hob with extractor hood over. Stainless steel sink with mixer tap. Tiles to the splash backs and tiles to the floor.



STAIRS/LANDING

Neutral shades of decor. Two solid wood handrails to the stairs and wood balustrades to the landing.



BEDROOM ONE

15' 02" x 11' 05" (4.62m x 3.48m)

Having two windows out to the front of the property. Walk-in storage cupboard with louvre door. Radiator.

BEDROOM TWO

10' 08" x 9' 08" (3.25m x 2.95m)

A rear facing room. Small cupboard housing the gas boiler. Radiator.

SHOWER ROOM

10' 06" x 4' 11" (3.2m x 1.5m)

Being fully tiled in cream tiles throughout with co-ordinating border tiling to the walls. Chrome shower cubicle with sliding doors and a thermostatic shower. White wc and pedestal wash basin with mixer tap. Mirrored vanity unit, shelving to the corner and chrome bathroom fittings. Cream towel rail/heater.



ATTIC BEDROOM THREE

16' 06" x 15' 03" (5.03m x 4.65m)

Accessed via second staircase with wooden handrail and balustrade. A great space for a 3rd bedroom or playroom. Dormer window out to the rear. Radiator.



REAR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	



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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