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18 Northcroft Avenue

South Elmsall, Pontefract, , WF9 2UW

Offers In Region Of £295,000

Property Features

- Beautifully presented Detached Bungalow
- Hallway
- Lounge
- Kitchen with integrated appliances
- Bathroom
- Landscaped gardens front & rear
- Detached Garage
- Outbuilding
-

Full Description

FRONT

A well presented and landscaped front lawn having low maintenance borders with mature trees/shrubs. A low maintenance driveway with paved pathway lead down the side of the property

HALLWAY

A white contemporary composite door with glazed insert leads into the hallway from the side elevation.

Decorated in neutral shades with coving to the ceiling and grey wood effect laminate flooring. Radiator with digital thermostat. 4 square downlights to the ceiling. Access to the insulation loft area.



LOUNGE

12' 0" x 11' 03" (3.66m x 3.43m)

Square bay window with integrated roller blinds and radiator with digital thermostatic valve. Integrated multi colour ceiling lights and cinema speakers. Optima 4k resolution projector and screen.

Grey laminate flooring.



KITCHEN

12' 09" x 11' 03" (3.89m x 3.43m)

In neutral shades with coving to the ceiling. Having an ample range of white gloss base and wall units with chop board work surfaces, under unit lighting and decorative tiles to the splash backs. Integrated washer, dish washer and fridge freezer. Built in AEG electric fan oven and grill with an AEG microwave above. Induction ceramic hob with extractor above. Black composite sink and drainer with mixer tap. Feature grey radiator with digital thermostatic valve. Spotlights to the ceiling along with a black mesh light fitting. Grey wood effect laminate flooring. French doors opening out to the rear with fitted white blinds.



ADDITIONAL PHOTO



BEDROOM ONE

15' 08" x 10' 01" (4.78m x 3.07m)

A front facing room with square bay window and roller blinds. Radiator with digital thermostatic valve. Built in wardrobes to two walls with sliding doors.



ADDITIONAL PHOTO



BEDROOM TWO

11' 06" x 9' 09" (3.51m x 2.97m)

Window facing out to the side of the property having white roller blinds. Neutral decor with coving to the ceiling. Radiator with digital thermostatic valve.



BEDROOM THREE

9' 04" x 9' 02" (2.84m x 2.79m)

Decorated in pastel shades and having coving to the ceiling. White roller blind. Radiator with digital thermostatic valve.



BATHROOM

5' 10" x 5' 09" (1.78m x 1.75m)

Being tiled to the walls and floor. Having a three piece suite in white comprising bath with central mixer tap, thermostatic rainfall shower with hand held mixer and shower side screen, wash basin and mixer tap with vanity unit below and a dual flush wc. Extractor fan. 4 spotlights to the ceiling. Gun metal grey radiator.



REAR

A beautiful fully enclosed landscaped rear garden. Mainly to lawn with mature trees and shrubs to the borders. Upvc decking along the rear of the property providing a great space for outdoor living. Grey indian stone flags to the front and along the side of the garage.



REAR



GARAGE

19' 8" x 9' 2" (6m x 2.80m)

Brick built detached single garage with a pitched roof and grey cladding. There is a power plus lift door and additional storage space in the eaves.



OUTBUILDING

19' 8" x 16' 4" (6m x 5m)

Kingspan Quadcore panelled outbuilding with a composite door and light and power.



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.



18 Northcroft Avenue

Bathroom	3.2 m²
Bedroom 1	15.7 m²
Bedroom 2	10.0 m²
Bedroom 3	8.5 m²
Hall	9.4 m²
Kitchen	13.4 m²
Living room	13.7 m²

74.0 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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