



MOVE MAKER

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68 Minsthorpe Lane

South Elmsall, Pontefract, , WF9 2PF

Offers In Region Of £169,000

Property Features

- Semi-detached house
- Hallway
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens front & rear
- Single Garage
- Off road parking for 3-4 cars
- NO UPPER CHAIN

Full Description

FRONT

Lawned garden with brick boundary walls and driveway along the side of the property providing off road parking for 3 -4 cars.

HALLWAY

15' 11" x 5' 07" (4.85m x 1.7m)

A black composite door with glazed panels leads into the hallway. Decorated in neutral shades. Radiator. Glazed door to under stairs storage area and a glazed, panelled door to into the rear reception room.



FRONT LOUNGE

14' 01" x 10' 06" (4.29m x 3.2m)

Decorated in neutral shades with coving to the ceiling. Walk-in box bay window to the front elevation with vertical blinds and radiator. Living flame gas coals fire. Glazed sliding doors lead into the rear reception room.



RECEPTION ROOM

16' 06" x 14' 03" (5.03m x 4.34m)

A great space for a living room/dining area. In neutral shades with coving to the ceiling, Window to the side of the property with vertical blinds and radiator below. Living flame gas coals fire. Glazed/panelled door into the kitchen.



KITCHEN

13' 09" x 8' 09" (4.19m x 2.67m)

Having a good range of cream/light oak effect base and wall units with light speckled work surfaces and tiles to all splash backs. Stainless steel sink and drainer with mixer tap. White upvc door to the side of the property and two windows with wooden horizontal blinds look out over the rear garden. Tile effect vinyl flooring.



ADDITIONAL KITCHEN PHOTO



STAIRS/LANDING

Doors off into all first floor rooms. Landing side window. Loft hatch with pull down ladder.



LOFT

Fully boarded loft space, great for storage.



BEDROOM ONE

14' 02" x 10' 07" (4.32m x 3.23m)

A rear facing room in neutral shades with coving to the ceiling. Built in wardrobes to one wall housing the hot water cylinder. Vertical blinds to the window. Radiator.



BEDROOM TWO

12' 04" x 10' 06" (3.76m x 3.2m)

A front facing room in neutral shades with coving to the ceiling. Vertical blinds and radiator.



BEDROOM THREE

7' 06" x 5' 07" (2.29m x 1.7m)

A front facing room in neutral shades with coving to the ceiling. Radiator. Vertical blinds to the window.



BATHROOM

11' 02" x 5' 04" (3.4m x 1.63m)

A great sized fully tiled bathroom. Three piece suite including low flush wc, pedestal wash basin and panelled bath. Separate shower cubicle with a Triton electric shower. Extractor fan and radiator. Tile effect vinyl flooring.



REAR

Lawned rear garden with mature trees and shrubs enclosed by timber fencing and brick wall. Brick built detached single garage with roller door and side door to a separate storage area to the rear.



ADDITIONAL REAR GARDEN PHOTO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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33 Barnsley Road
South Elmsall
Pontefract
West Yorkshire
WF9 2RN

www.zoopla.co.uk
info@movemaker.co.uk
01977 608484

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