



MOVE MAKER

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28 High Street

South Elmsall, Pontefract, , WF9 2SJ

Offers In Region Of £130,000

Property Features

- End Cottage
- Entrance
- Well fitted kitchen
- Lounge with open staircase
- Main bedroom with
- Second Bedroom
- Bathroom with 3 piece suite & separate shower
- Off road parking
- Close to transport link & amenities

Full Description

FRONT

Open plan frontage along the row of cottages. Access to the rear.

ENTRANCE

4' 9" x 4' 4" (1.45m x 1.32m)

A dark grey composite door leads with glazed panels leads into the property. Black and white patterned vinyl flooring. LED light.



KITCHEN

18' 2" x 8' 8" (5.54m x 2.64m)

Having a range of grey soft close units with black speckled work surfaces. Built in new Lamona oven with 4 ring gas hob and stainless steel chimney style extractor hood. Stainless steel sink and drainer with mixer tap. Brick style tiling to the splash backs. LED light and strip light to the ceiling. Black and white patterned vinyl flooring. Radiator with thermostatic valve. Open archway through to the lounge.



LOUNGE

17' 2" x 13' 7" (5.23m x 4.14m)

In neutral shades and having light oak laminate flooring. Two windows looking out to the front of the property. Open plan staircase leading to the first floor. Radiator with thermostatic valve.



LANDING

15' 0" x 3' 2" (4.57m x 0.97m)

Modern white doors into all rooms. Storage cupboards housing an Ideal combi boiler. LED wall mounted lights and radiator with thermostatic valve.



BEDROOM ONE

12' 9" x 10' 5" (3.89m x 3.18m)

In neutral shades and having ample wardrobes with top boxes providing great storage. Loft hatch access. Radiator with thermostatic valve.



BEDROOM TWO

12' 6" x 8' 11" (3.81m x 2.72m)

A rear facing room decorated in neutral shades. LED wall mounted light and radiator with thermostatic valve.



BATHROOM

9' 0" x 5' 6" (2.74m x 1.68m)

In neutral shades with tiles to the splash backs. Three piece white suite comprising low flush wc, pedestal wash basin and panelled bath. Separate shower cubicle with thermostatic shower. Black and white patterned vinyl flooring. Radiator.



REAR

Open rear yard providing off street parking and bin storage area.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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