



Hacking Lane, South Elmsall Pontefract WF9 2SU



Welcome to

Hacking Lane, South Elmsall Pontefract

***GUIDE PRICE £320,000 - £330,000 *** Three bedroom detached home in South Elmsall with entrance hall, utility and integral garage. First floor open plan lounge/diner with balcony views, kitchen and conservatory. Second floor offers three bedrooms and bathroom. Drive and rear garden.



Entrance Porch

With a front entrance door, access into garage, laminate flooring and a gas central heating radiator.

Utility Room

11' 2" x 5' 5" (3.40m x 1.65m)

With a low level flush WC, wash hand basin, space for washing machine and fridge freezer, fitted units, vinyl flooring, spot lights and a gas central heating radiator.

First Floor

Lounge/Diner

26' 6" max x 16' 2" max (8.08m max x 4.93m max)

With a double door to the front, window to the front, balcony with glass barrier, stairs to the second floor, open into the kitchen and laminate flooring.

Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, tiled splash back, stainless steel sink, gas hob, electric oven, space for dishwasher, extractor hood and windows to the side and rear.

Conservatory

18' 3" x 15' 10" (5.56m x 4.83m)

An L shape conservatory, tiled flooring, brick and UPVC build, electric and gas central heating radiator.

Second Floor

Bedroom One

16' 3" x 9' 11" (4.95m x 3.02m)

With a window to the rear, over stairs storage and a gas central heating radiator.

Bedroom Two

8' 11" x 6' 5" (2.72m x 1.96m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

7' 5" x 8' 3" (2.26m x 2.51m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, shower cubicle, tiled flooring, tiled walls, towel radiator and a window to the side.

Front Garden

A block paved driveway for multiple cars, car port and small hedge.

Rear Garden

A multi tiered garden with shrubs, paving, patio, mature trees, artificial lawn and block walls surround.

Garage

26' 6" x 10' 5" (8.08m x 3.17m)

With an electric door, boiler, electric and access into the entrance porch.



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Welcome to

Hacking Lane, South Elmsall Pontefract

- ***GUIDE PRICE £320,000 - £330,000***
- Three Bedroom Detached House
- Balcony With Excellent Views
- Drive and Integral Garage
- Open Plan Living Space

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£320,000 - £330,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119794 - 0002

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