



Curlew View, South Elmsall Pontefract WF9 2FG

welcome to

Curlew View, South Elmsall Pontefract

Deceptively spacious two bedroom semi detached home on a popular modern development with open views to the front. Featuring a modern dining kitchen, lounge with French doors, downstairs W/C, two good-sized bedrooms, enclosed garden and off-street parking. Ideal for first-time buyers and commuters.



Offered for sale is this deceptively spacious two bedroom semi detached home, ideal for the first-time buyer. Situated on a popular modern development with an attractive open outlook to the front, the property offers well-presented accommodation throughout. The layout briefly comprises an entrance hallway, downstairs W/C, modern dining kitchen and a spacious lounge with French doors opening onto the rear garden. To the first floor are two good-sized bedrooms and a contemporary house bathroom. Externally, the property benefits from two allocated parking spaces to the front and an enclosed rear garden, perfect for relaxing or entertaining. Conveniently located close to local shops, schools and amenities, with excellent road and rail links nearby, making it an excellent choice for commuters.

Agents Note



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welcome to Curlew View

- Two Bedroom Semi Detached
- Perfect For The First Time Buyer
- Dining Kitchen
- French Doors leads into The Rear Garden
- Modern House Bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120176 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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