



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.



EPC RATING B 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

Kitchen

14' 5" x 11' 2" (4.39m x 3.40m)

Downstairs Wc

Living Room

14' 9" x 13' 5" (4.50m x 4.09m)

Landing

Bedroom One

14' 9" x 12' 6" (4.50m x 3.81m)

Bedroom Two

14' 9" x 8' 2" (4.50m x 2.49m)

Bathroom



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welcome to Curlew View

- EPC RATING B
- Two Bedroom Semi Detached
- Perfect For The First Time Buyer
- Dining Kitchen
- French Doors leads into The Rear Garden

Tenure: Freehold EPC Rating: B
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 - 0003

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