







Church Mews, Minsthorpe Lane,
South Elmsall, Pontefract, West
Yorkshire, WF9

Guide Price: £230,000

Tenure: Freehold

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The Property Ombudsman

Church Mews, Minsthorpe Lane, South Elmsall, Pontefract, West Yorkshire, WF9

Council Tax Band:
EPC Rating: TBC
Local Authority: Wakefield Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

GUIDE £230,000 - £240,000 This immaculate semi-detached bungalow in the sought-after South Elmsall area features modern design, three double bedrooms with two en-suites, an open-plan reception room, a stylish kitchen with a garden view, and benefits from gas central heating, double glazing, a cul-de-sac location with off-street parking, and proximity to schools, amenities, and parks.

Entrance Hall

Living Room/Bedroom Three
13'9" x 12'5" (4.2m x 3.78m)

Bathroom
6'7" x 6'6" (2m x 1.98m)

Open plan Kitchen/Living room
21'3" x 19'6" (6.48m x 5.94m)

First floor landing

Bedroom One
19'5" x 13'10" (5.92m x 4.22m)

En-suite
5'7" x 5'3" (1.7m x 1.6m)

Bedroom Two
15'9" x 14'7" (4.8m x 4.45m)

En-suite
5'7" x 5'4" (1.7m x 1.63m)

Rear Garden

Driveway

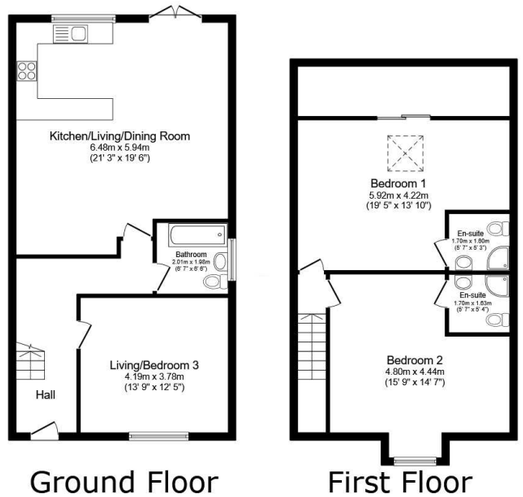
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor
Floor area 68.2 sq.m. (734 sq.ft.)

First Floor
Floor area 53.6 sq.m. (577 sq.ft.)

TOTAL: 121.8 sq.m. (1,311 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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