



## 61 Manor Farm Estate, South Elmsall, Pontefract, WF9 2SN

\*GUIDE PRICE £140,000 - £160,000\*

This spacious 3 bed semi detached property in South Elmsall will be a huge hit with first time buyers and families alike.

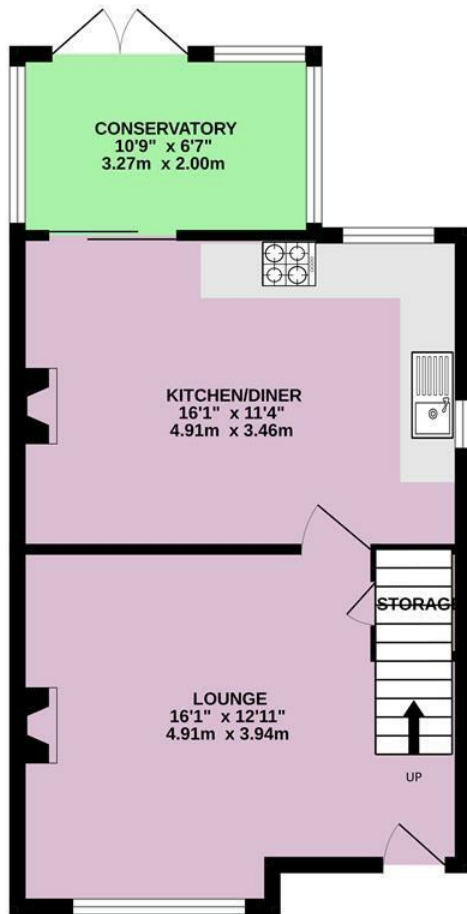
This stunning property has a lounge, kitchen/diner and a conservatory! Upstairs there are 3 bedrooms and a family bathroom. Outside you will find a well maintained front garden and to rear off road parking, a back garden and garage.

With its close proximity to good schools, parks and other amenities, we cant see this property hanging around for long.

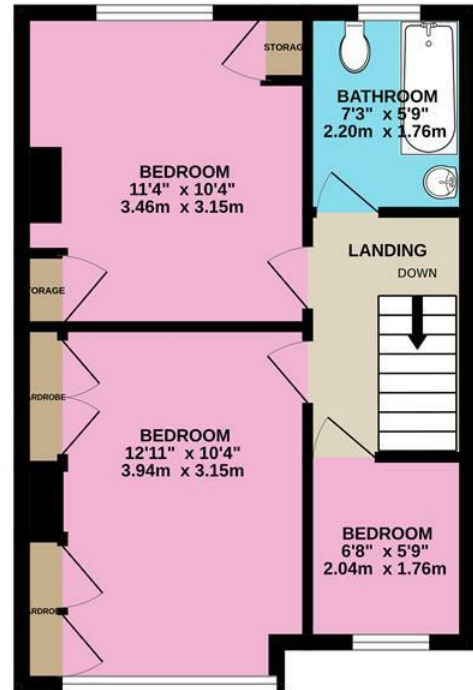
- 3 Bed semi - detached
- Front and rear garden
- Garage
- Shared driveway
- Close to local schools and parks
- Close to local shops and amenities
- Close to Motorway and transport links
- \*GUIDE PRICE £140,000 - £160,000\*

**£140,000**

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	