



45 High Street, South Elmsall, Pontefract, West Yorkshire, WF9 2DB

FOR SALE – Spacious 3 Bedroom End Terrace Home

A fantastic opportunity to purchase this well-presented three-bedroom end terrace property, offering generous living accommodation throughout and benefiting from off-road parking and beautifully maintained front and rear gardens. Perfect for first-time buyers, young families, or investors alike.

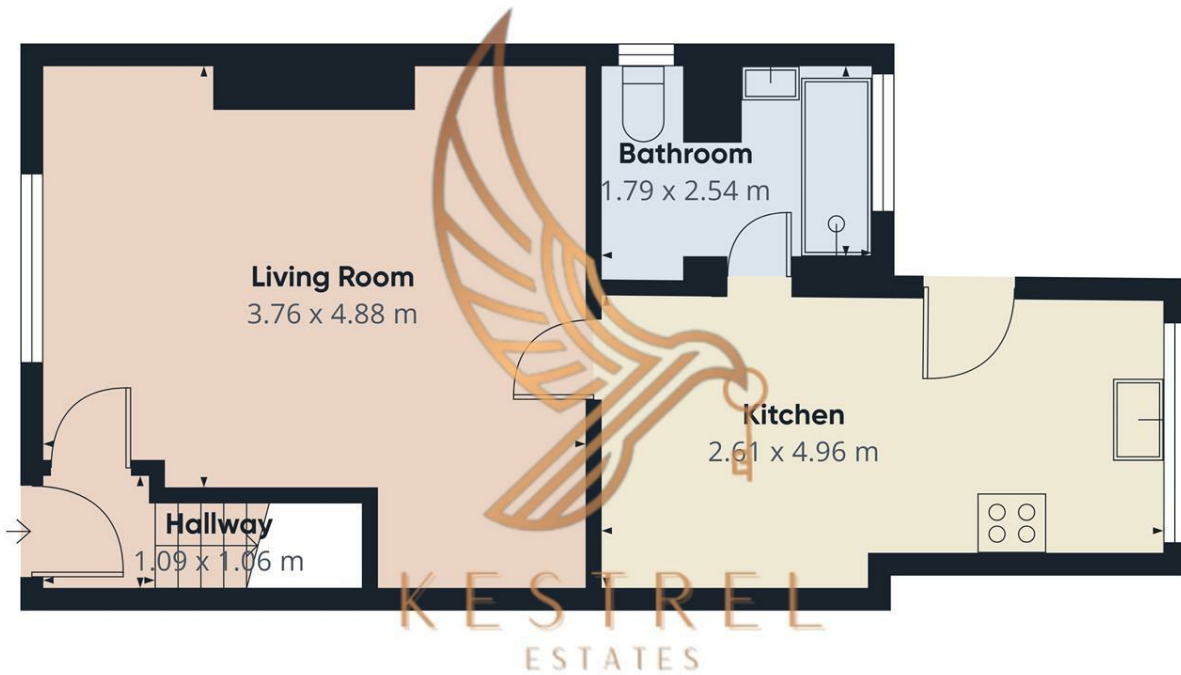
The property briefly comprises a spacious and welcoming lounge with useful under-stairs storage, providing an ideal space for relaxing and entertaining. To the rear is a well-equipped kitchen/dining area, offering ample storage and space for family dining. Completing the ground floor is a modern shower room finished to a high standard.

To the first floor, there are three excellent-sized bedrooms, all offering comfortable living space and versatility for families, home working, or guest accommodation.

Externally, the property boasts attractive and well-maintained gardens to both the front and rear, along with the added convenience of off-road parking.

- 3 Bed End Terrace
- Perfect for First Time Buyers / Families
- Spacious Lounge
- Kitchen/Dining Area
- Modern Shower Room
- 3 Good Sized Bedrooms
- Off Road Parking
- Well Maintained Gardens to the Front & Rear
- Must See

£150,000



Approximate total area⁽¹⁾
39 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	