



26 Valley Street, South Elmsall, Pontefract, Yorkshire, WF9 2QZ

This 3 bed semi detached property in South Elmsall is perfectly located close to schools, amenities and great rail links.

Being perfectly suited to first time buyers and families, this home is a must see.

The spacious lounge with feature log burner has beautiful double doors leading into the kitchen/diner. The kitchen benefits from an expanse of units and an integrated oven and hob. The downstairs bathroom has a bath, basin and WC.

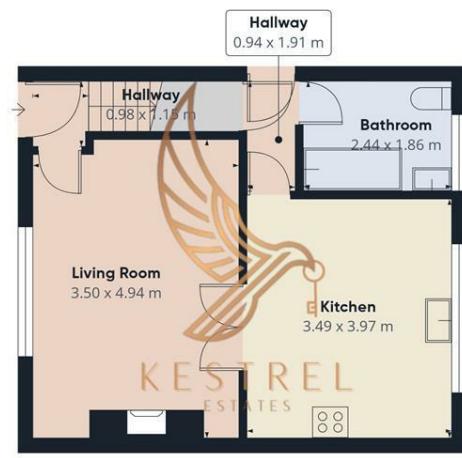
Upstairs there are 3 excellent sized bedrooms.

Externally there are gardens to the front, side and rear. The rear garden has a summer house and hot tub, perfect for those summer evenings.

This property really must be viewed to appreciate the space on offer.

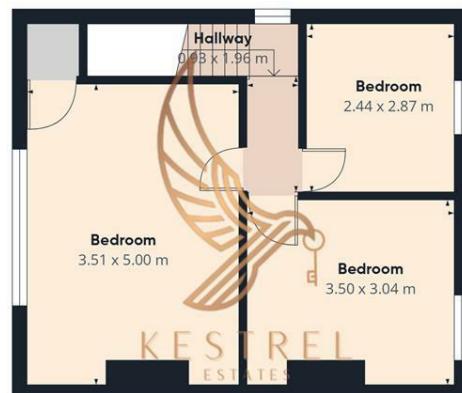
- 3 Bed Semi Detached Home
- Spacious Accommodation
- Perfect for First Time Buyers and Families
- Excellent Sized Kitchen/Diner
- Downstairs Bathroom
- 3 Great Sized Bedrooms
- Great Location Close to Shops & Train Station
- Gardens to the Rear and Side

£155,000



Floor 0

Approximate total area⁽¹⁾
77.4 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(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	