



15 Marlborough Croft, South Elmsall, Pontefract, WF9 2PN

Situated on a popular and well-regarded estate, this beautifully presented three-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation, ideal for a range of buyers.

The property is immaculately presented throughout and briefly comprises a light and airy lounge, a well-equipped kitchen, a ground floor double bedroom, and a modern bathroom. The kitchen is fitted with a range of units and benefits from integrated appliances including a fridge/freezer, oven and hob, making it both practical and stylish for everyday living.

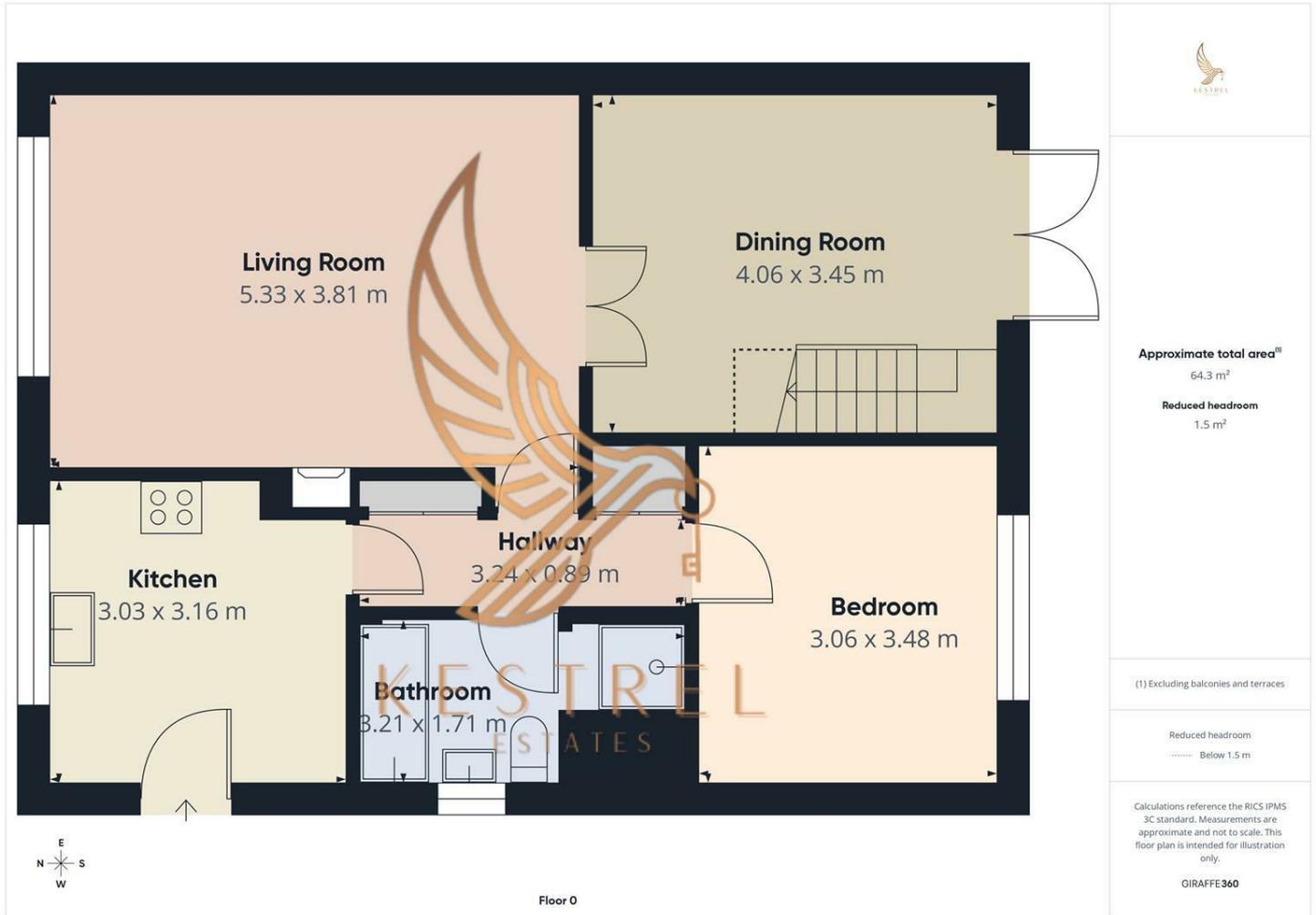
To the rear of the property, the dining room provides a pleasant space for entertaining or family meals, enjoying views over the garden.

The bathroom is well appointed and features a bath, WC, wash basin and separate shower cubicle.

To the first floor, there are two further generously sized double bedrooms, offering flexible accommodation for family living, guests, or home working.

- Beautiful 3 Bed Semi Detached Dormer Bungalow
- Tastefully Decorated Throughout
- Modern Kitchen with Integrated Appliances
- Spacious Lounge
- Dining Room to the Rear
- Master Bedroom
- 2 Doubles Upstairs
- Gardens to 3 Sides
- Off Road Parking for Numerous Vehicles
- Must See

£250,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	