



17 Mallard Way, South Elmsall, Pontefract, WF9 2FH

Property Summary – 3-Bedroom End Townhouse, South Elmsall, Pontefract

Situated on a popular modern development in South Elmsall and just a short walk from the beautiful Frickley Country Park, this stylish 3-bedroom end townhouse offers contemporary living throughout and is ready to move straight into.

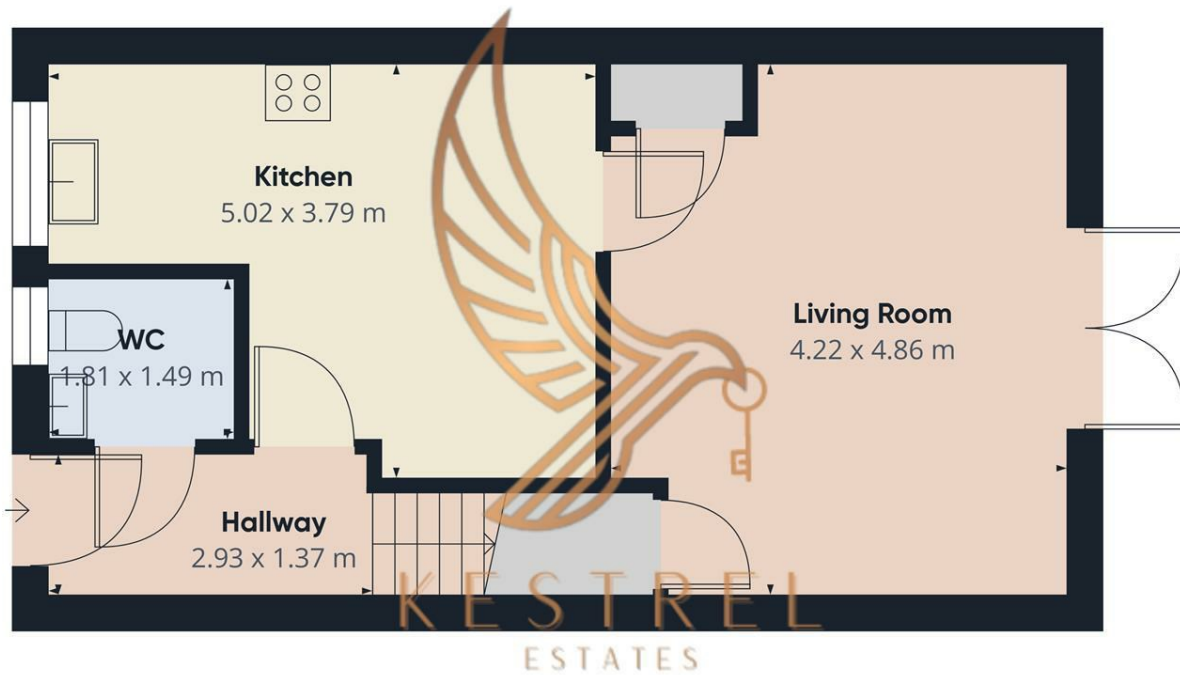
The property features a welcoming entrance hall with a convenient downstairs WC, a modern fitted kitchen complete with integrated appliances, and a bright, spacious lounge with French doors opening directly onto the rear garden —perfect for relaxing or entertaining.

Upstairs, you'll find three well-proportioned bedrooms along with a modern family bathroom. Externally, the home benefits from a low-maintenance rear garden and off-road parking.

Ideal for first-time buyers, families, or anyone seeking a turnkey home in a fantastic location, this is a superb opportunity not to be missed.

- Beautiful 3 Bed End Townhouse
- Perfect For First Time Buyers & Families
- Modern Interior
- Kitchen with Integrated Appliances
- Lounge Leading to the Well Maintained Rear Garden
- 3 Spacious Bedrooms
- Solar Panels
- Off Road Parking
- Great Location, Close to Parks/Trains/Amenities

£200,000



Approximate total area[®]
44.6 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.

GIRAFFE360

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |