



## 23 Hutton Drive, South Elmsall, Pontefract, WF9 2UE

For Sale – Hutton Drive, South Elmsall

An excellent opportunity for first-time buyers and investors alike, this well-presented three-bedroom mid-terrace property is offered to the market with no onward chain and is sure to attract strong interest.

The accommodation briefly comprises an entrance hallway with handy storage cupboard. To the left of the hallway is a spacious lounge/diner, ideal for both relaxing and entertaining. To the rear is a fitted kitchen with integrated oven and hob, providing access out to the enclosed rear garden..,

To the first floor are three good-sized bedrooms along with a family bathroom, offering comfortable and practical living space throughout.

The property is close to local amenities, schools, and transport links, representing a fantastic buy-to-let or first step onto the property ladder.

Early viewing is highly recommended to appreciate the potential on offer.

- 3 Bedroom Mid Terrace
- Ideal for first-time buyers and investors
- Spacious lounge/diner
- Kitchen with integrated oven and hob
- Entrance hallway with useful storage
- Enclosed rear garden
- Great Location
- No Chain

£130,000



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	