



## 34 Oakdale Drive, South Elmsall, Pontefract, WF9 2FB

Stunning 3-Bedroom Semi-Detached Home For Sale – South Elmsall

Situated on a highly sought-after development in South Elmsall, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living and is available with no upper vendor chain, making it an ideal purchase for first-time buyers and growing families alike.

The property boasts a modern and well-designed interior throughout, with a spacious open-plan lounge and kitchen creating the perfect social and family space. The contemporary kitchen is fitted with a range of quality units and benefits from integrated appliances, offering both practicality and style.

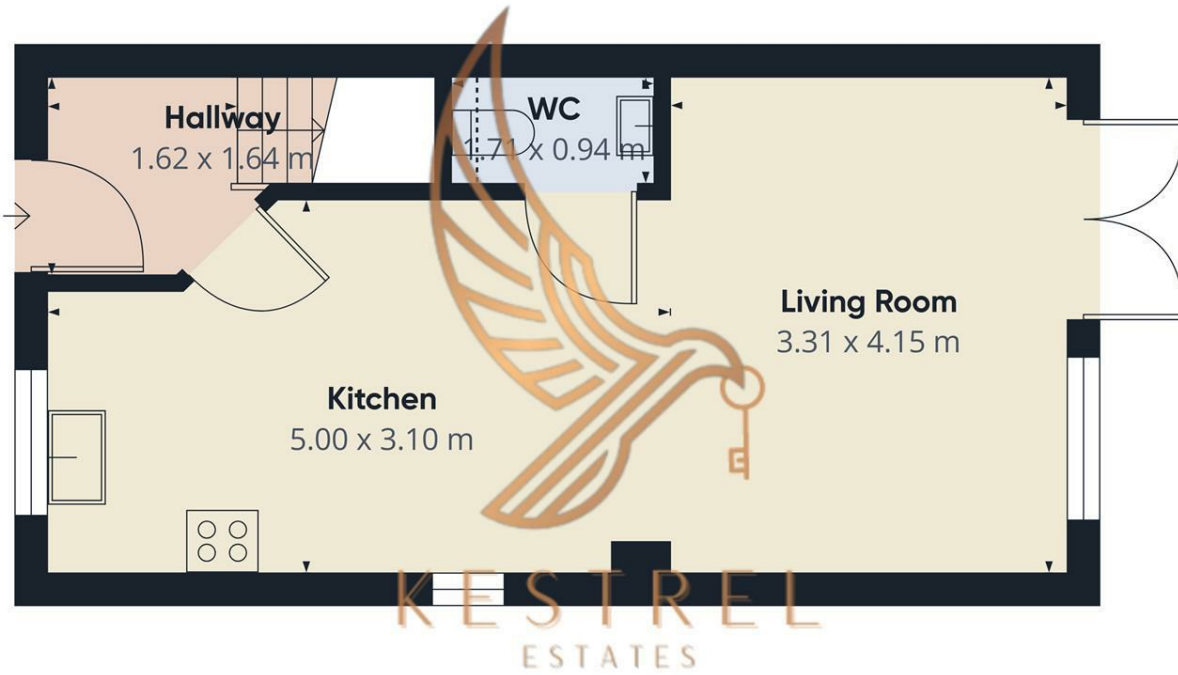
To the first floor, the property offers three generously sized bedrooms, providing flexible accommodation for families, home working, or guest space, alongside a modern family bathroom finished to a high standard.

Outside the property benefits from a garage, off road parking and an enclosed rear garden.

Located on a popular residential development with excellent local amenities, schools, and transport links close by,

**£185,000**

- 3 Bed Semi Detached Home
- Modern Ready to Move in Interior
- Open Plan Kitchen/Dining/Living
- 3 Great Sized Bedrooms
- Modern Family Bathroom
- Off Road Parking
- Garage
- Great Location
- Must See
- NO CHAIN



Approximate total area<sup>m</sup>  
34.5 m<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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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Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	