



## 10 Moorhouse View, South Elmsall, Pontefract, WF9 2JL

For Sale – 2 Bedroom End-Terrace Home with Off-Road Parking

An excellent opportunity for first-time buyers or investors, this well-presented two-bedroom end-terrace property offers fantastic potential to increase both space and value.

The accommodation briefly comprises a welcoming living room featuring a separate dining room, and a fitted kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom. Additionally, the property benefits from an attic space, offering further scope for development subject to the necessary consents.

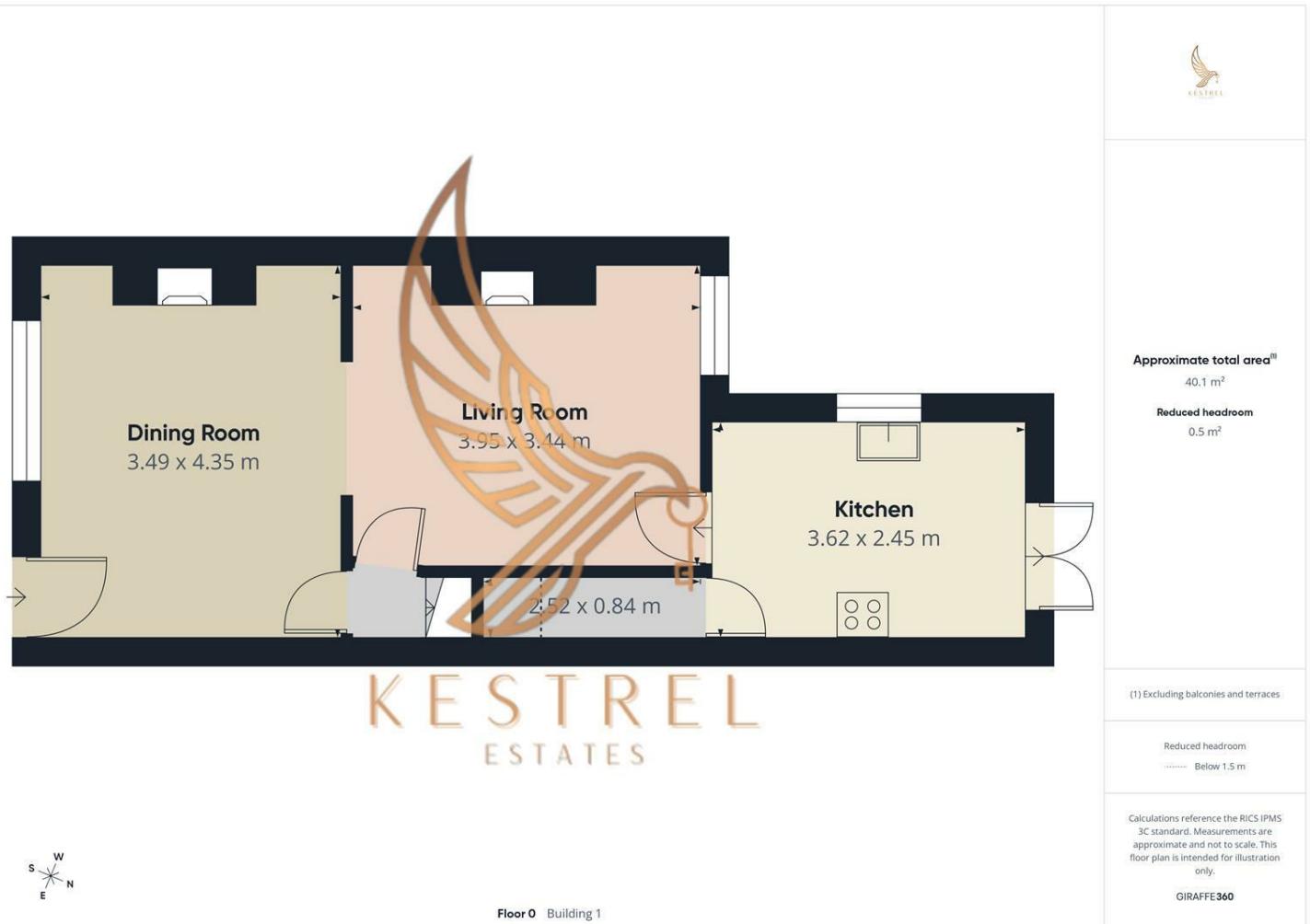
Externally, the home boasts a beautiful rear garden, ideal for relaxing or entertaining, along with a garage and an abundance of storage. Off-road parking further enhances the convenience of this property.

Ideally suited to first-time buyers, this home combines character, practicality, and future potential, all in a sought-after end-terrace position.

Early viewing is highly recommended to appreciate all that this property has to offer.

**£155,000**

- Perfect for First Time Buyers
- 2 Bed End Terrace with Attic Space
- Lounge and Separate Dining Room
- Modern Kitchen
- Deceptively Spacious Throughout
- Amazing Garden
- Garage With Storage Upstairs
- Off Road Parking & Space at the Side to Park
- Great Location Close to Rail links and Amenities



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