



**3 Blundell Road**  
South Elmsall, Pontefract, WF9 2BW

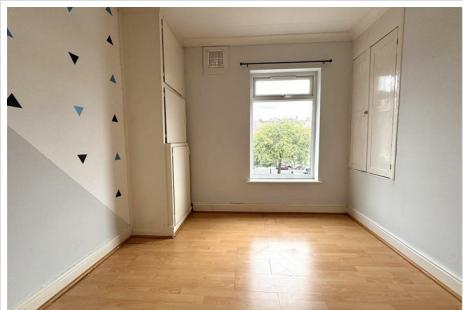
**Guide Price £79,950**



# 3 Blundell Road

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**Lounge**  
12'10" x 12'4" (3.93 x 3.78)

**Kitchen Dining Room**  
4.81 x 3.93 [15'9" x 12'10"]

**Bathroom**  
1.48 x 2.31 [4'10" x 7'6"]

**Bedroom One**  
3.93 x 3.79 [12'10" x 12'5"]

**Bedroom Two**  
3.93 x 2.90  
3.93 x 2.90 [12'10" x 9'6"]

### Outside

### Key Features

**Living Space:** A well-lit, open-plan living and dining area, with neutral decor and modern laminate flooring.

**Kitchen:** A contemporary fitted kitchen with integrated appliances including oven, hob, and extractor fan, along with countertop and storage space.

**Bedrooms:** Two double sized bedrooms.

**Bathroom:** A modern, partially-tiled bathroom, with a bathtub, shower, sink, and toilet.

**Outdoor Space:** A private, low-maintenance rear garden with fencing for privacy.

**Parking:** Street parking is available with a resident permit.

**Energy Efficiency:** Modern insulation, double-glazed windows, and central heating, making it energy-efficient.

**Location:** Proximity to local amenities such as schools, supermarkets, and shops, with the added

convenience of being within walking distance to the railway station for commuting.

**Transport Links:** Easy access to the railway station, with frequent services to nearby cities like Leeds, Wakefield, and Doncaster.

### Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarndley.co.uk](http://www.psbarndley.co.uk)

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 62 Old Mill Lane  
Barnsley, S71 1PJ



## Road Map



## Hybrid Map



## Terrain Map



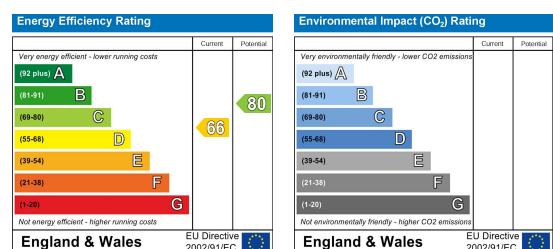
## Floor Plan



## Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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