Park Row

The proactive estate agent



Valley Avenue, South Elmsall, Pontefract, WF9 2DE

Offers Over £250,000

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A rare opportunity to acquire a beautifully presented three-bedroom detached true bungalow, occupying a generous plot with gardens to all four sides, set within a highly sought-after and peaceful development in South Elmsall.

This spacious home offers well-planned and versatile accommodation throughout, including two bright and welcoming reception rooms and three good-sized bedrooms, making it ideal for families, downsizers, or those seeking flexible living space.

Externally, the property truly shines. Mature trees, lawned gardens and secluded outdoor areas provide privacy and tranquillity from every angle, while still offering attractive open aspects. A separate garage and private driveway provide ample off-road parking.

The bungalow is well presented throughout, ready to move into, and benefits from the modern efficiency of an AIR SOURCE HEAT PUMP, ensuring energy-efficient living.

Perfectly positioned in a desirable, quiet residential location, the property enjoys excellent convenience, with bus and train networks close by, as well as easy access to local amenities.

Early viewing is highly recommended to appreciate the setting, space, and lifestyle this exceptional bungalow has to offer.







Entrance Hall
2'11" x 4'5" (0.90 x 1.34)
Access to living room.

Living Room
15'9" x 11'2" (4.79 x 3.41)
Feature fireplace with hearth living flame effect fire. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. Access to the sunroom and kitchen.

Sunroom
12'6" x 7' (3.80 x 2.14)
Wood effect flooring. Central heated radiator. UPVC double glazed French doors providing access to the rear. UPVC double glazed windows to the front, side and rear.

Kitchen
15'9" x 8'6" (4.80 x 2.60)
Range of high and low level kitchen units with integrated appliances including an oven, electric hob and extractor hood. Space for fridge/freezer. One and a half bowl sink with drainer and chrome mixer tap. UPVC door giving access to the rear. Access to hallway and living room. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side.

Inner Hallway
11'10" x 2'11" (3.60 x 0.90)
Access to all three bedrooms, shower room and the kitchen. Carpeted throughout.

Main Bedroom
8'11" x 11'11" (2.72 x 3.64)
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Two
8'4" x 12'3" (2.53 x 3.74)
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Three
8'8" x 8'11" (2.64 x 2.71)
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Shower Room
6' x 5'5" (1.83 x 1.64)
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap set in vanity unit. Corner shower cubicle with head over shower. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. Frosted UPVC double glazed window to the rear elevation.

External
The property benefits from gardens to all fours sides. At the front is a Tarmac driveway leading to the garage an double wrought iron gates opening to the left-hand side garden, a combination of lawn and paving. A gravelled area planted with mature shrubs to the front of the property follows round to a good sized lawn running the full length of the right-hand side of the property. The enclosed rear garden is has a paved patio and artificial lawn.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

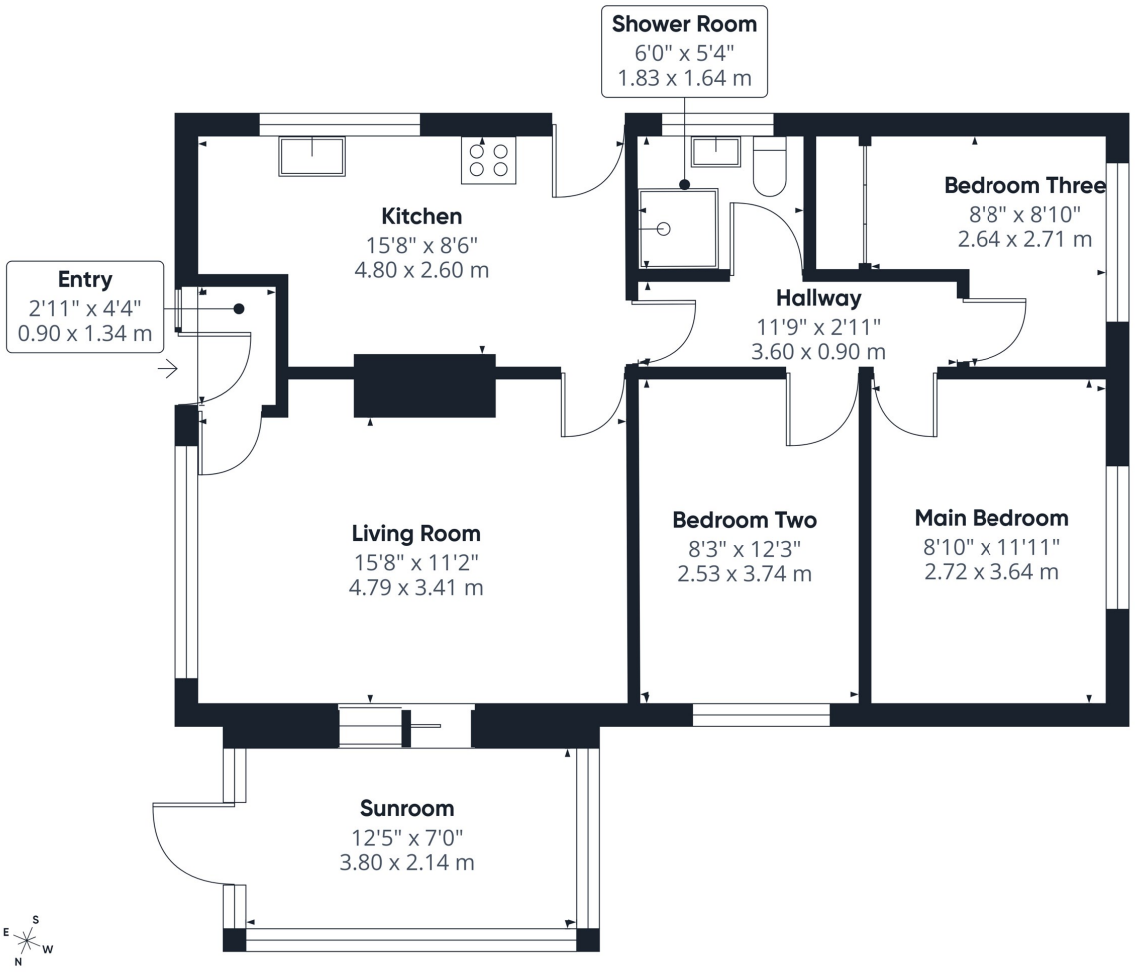
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.









Approximate total area(1)

786 ft²

73.1 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.

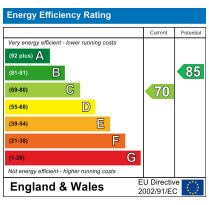
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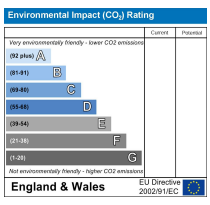
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FEDERATION OF INDEPENDENT AGENTS