

## Wesley Street, Pontefract



**£750 Per Month**



3



1



1



59

This well-presented terraced property in South Elmsall is perfect for families seeking both comfort and convenience. Ideally located close to local schools and transport links, the home offers practical living in a highly accessible area. The private rear garden provides an ideal space for relaxing or entertaining family and friends, with high walls and fencing creating a private and secure feel. The property is currently undergoing full redecoration throughout, giving the home a fresh, modern yet welcoming feel.



- Village Location
- Good-Sized Reception Room
- Open Plan Kitchen Diner
- Three First-Floor Bedrooms
- Family Bathroom
- On Street Parking
- Close to Local Schools and Transport Links
- Redecoration in progress - Further photographs to follow
- Council Tax Band A
- EPC Grade D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Entrance Lobby

### Lounge

12'10" x 15'1" (3.92 x 4.62)

Spacious lounge featuring a window to the front elevation and an electric fireplace, creating a comfortable and welcoming living space.

### Kitchen Diner

10'1" x 15'10" (3.09 x 4.84)

Fitted kitchen/diner comprising a range of wall and base units with complementary work surfaces and tiled surround. Incorporating a single sink drainer, plumbing for a washing machine and a wall-mounted gas boiler. A rear-facing window provides natural light, while the dining area offers practical everyday family living.

### Bedroom One

15'3" x 15'11" (overall) (4.66 x 4.86 (overall))

A spacious first bedroom with a front-facing window, built-in storage cupboard and radiator, offering a comfortable and practical space.

### Bedroom Two

8'3" x 10'1" (2.52 x 3.09 )

Well-proportioned second bedroom featuring a rear-facing window allowing plenty of natural light, along with a radiator, creating a comfortable and versatile space.

### Bedroom Three

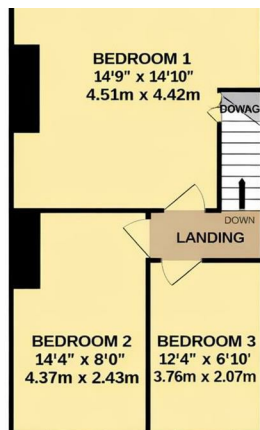
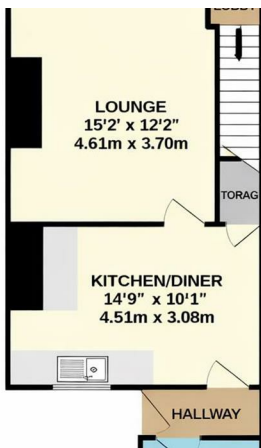
7'4" x 10'11" (2.25 x 3.35)

A well-proportioned third bedroom featuring a rear-facing window providing natural light and a radiator, offering a comfortable and versatile space suitable for a variety of uses.

### Family Bathroom

6'9" x 6'11" (2.07 x 2.11)

Family bathroom fitted with a low flush WC, wash hand basin and panelled bath with mixer shower over. Featuring tiled flooring, radiator and a uPVC frosted rear-facing window providing natural light and privacy.



FLOOR PLAN



TOTAL FLOOR AREA: 826 sq ft (76.7 sq m) approx.  
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**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>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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