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19 Plover Avenue, South Elmsall, Pontefract, WF9 2FL

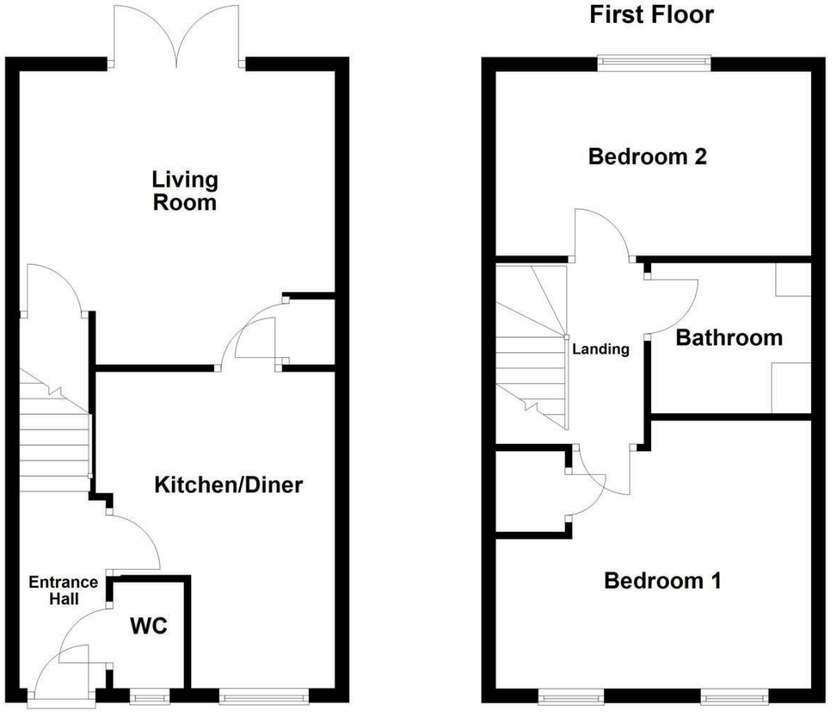
For Sale Freehold £185,000

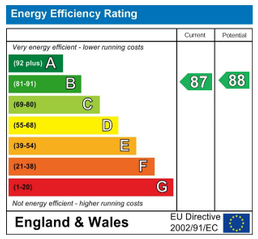
Situated on a sought after modern development on the outskirts of South Elmsall is this superbly presented two bedroom townhouse. Offering well proportioned accommodation throughout, including two generous double bedrooms, spacious reception areas, off road parking and an enclosed rear garden, this property is ideal for first time buyers, couples or small families and is certainly not one to be missed.

The accommodation briefly comprises an entrance hallway with staircase to the first floor, downstairs w.c., and a modern kitchen diner positioned to the front of the property. To the rear, the living room benefits from two useful storage cupboards and French doors opening onto the rear garden. To the first floor landing there is loft access, two double bedrooms (with bedroom one benefiting from an overstairs storage cupboard) and a modern house bathroom fitted with a contemporary suite. Externally, the front of the property provides off road parking for two vehicles via a tarmac driveway, complemented by planted and shrubbed borders, side gated access to the rear garden and provision for an electric vehicle charging point. The enclosed rear garden is mainly laid to lawn with a paved seating area ideal for outdoor dining and entertaining, together with decorative gravel sections, sleeper-edged planted beds and space for a garden shed, creating a practical and family-friendly outdoor space.

The property is well placed for local shops, schools and everyday amenities, with a wider range of facilities available in neighbouring Pontefract, Hemsworth and Barnsley. South Elmsall benefits from local bus routes and its own train station, with additional rail connections available from nearby Moorthorpe. The A1 motorway network is also within easy reach for commuters. Frickley Country Park is within walking distance, providing excellent outdoor and leisure opportunities.

Early viewing is highly recommended to fully appreciate the accommodation on offer and avoid disappointment.





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

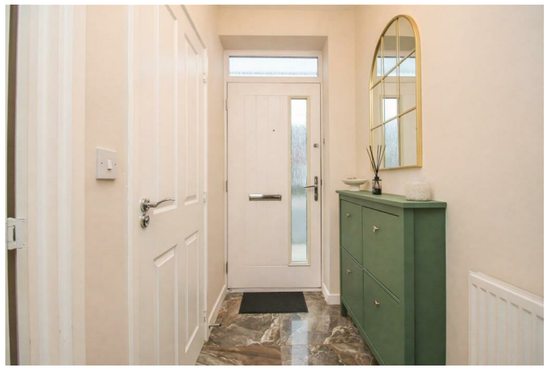
FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glazed panel leads into the entrance hall with tiled flooring throughout, staircase leading to the first floor landing, central heating radiator, and doors leading to the downstairs w.c. and kitchen diner.



W.C.
3'3" x 4'11" (1.00m x 1.50m)
Fitted with a pedestal wash basin with mixer tap and tiled splashback, low flush w.c., tiled flooring, central heating radiator, and a frosted UPVC double glazed window to the front elevation.

KITCHEN DINER
14'7" x 11'0" (max) x 6'7" (min) (4.45m x 3.37m (max) x 2.02m (min))
A range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashback, four-ring gas hob with extractor hood above, integrated oven, integrated fridge freezer, integrated dishwasher and integrated washing machine. A UPVC double glazed window overlooks the front elevation, with tiled flooring throughout, inset ceiling spotlights and central heating radiator. A door leads through to the living room.

LIVING ROOM
14'7" x 13'7" (max) x 10'6" (min) (4.47m x 4.15m (max) x 3.21m (min))
A bright reception space with UPVC double glazed French doors opening onto the rear garden, two useful storage cupboards and central heating radiator.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
14'8" x 12'4" (max) x 7'1" (min) (4.48m x 3.76m (max) x 2.16m (min))
Decorative panelling to one wall, central heating radiator, two UPVC double glazed windows overlooking the front elevation and access to an overstairs storage cupboard.

BEDROOM TWO
8'6" x 14'9" (2.60m x 4.50m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM/W.C.
6'10" x 7'4" (max) x 5'5" (min) (2.10m x 2.25m (max) x 1.67m (min))
A three piece suite comprising a low flush w.c., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mixer tap, shower attachment and glass shower screen. A central heating radiator and extractor fan.

OUTSIDE
To the front of the property is a low maintenance garden incorporating a tarmac driveway providing off street parking for two vehicles with an external plug point suitable for an electric vehicle charging connection. The frontage is further enhanced by woodchip planted beds with established shrubbery. The rear garden has been landscaped to include a lawned area, paved patio seating space, and a pebbled section with railway sleeper borders providing space for a timber-built shed. Brick built planting beds add further character, and the garden is fully enclosed by timber fencing, making it ideal for both children and pets.

SOLAR PANELS
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.