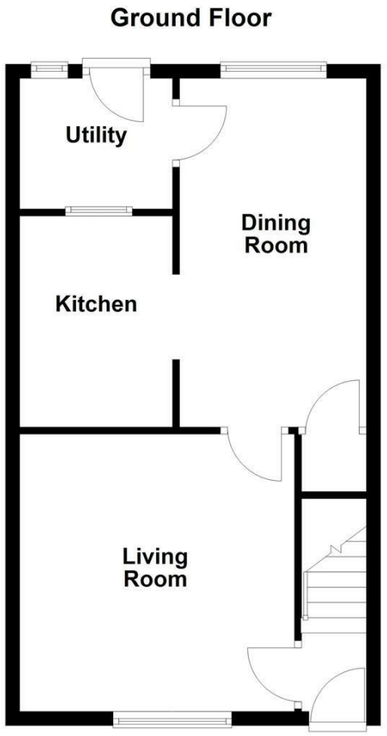
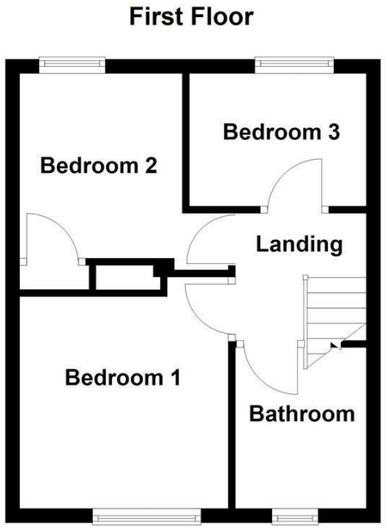
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





2 Mill Lane, South Elmsall, Pontefract, WF9 2DS

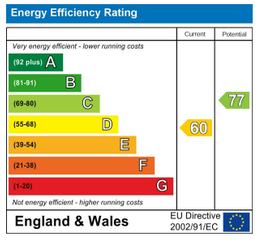
For Sale Freehold £125,000

Proudly introduced to the market is this three bedroom mid terrace property, situated in the popular area of South Elmsall, Pontefract. Offering spacious living accommodation, three well proportioned bedrooms and a generous rear garden, this home presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, which in turn leads through to the dining room. The dining room opens into the kitchen, with an adjoining utility room providing access to the rear garden. This floor also benefits from useful understairs storage. To the first floor, there are two double bedrooms and a well sized single bedroom, along with a three piece house bathroom and access to the loft. Externally, the property features a low maintenance buffer garden to the front, while to the rear is an enclosed garden with a lawned area and block paved pathway leading to the utility entrance.

Ideally suited to first time buyers, young families or investors, the property offers excellent potential to modernise to one's own taste. Conveniently located close to a wide range of shops and local amenities, Minsthorpe Community College, transport links, and within easy reach of South Elmsall train station.

Offered to the market with no onward chain and vacant possession, an early viewing is highly recommended to fully appreciate the accommodation on offer.



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 central heating radiator, carpet flooring, a staircase to the first floor landing and a door through into the living room.

LIVING ROOM
12'9" x 12'9" (3.91m x 3.91m)
Karndean style flooring, a central heated radiator and a UPVC double glazed windows facing the front elevation. A door through into the dining room.

DINING ROOM
8'2" x 15'10" (2.50m x 4.85m)
A spacious reception area includes a central heating radiator and tiled flooring. A range of wall and base units, a door into the utility room, access to the kitchen and access to understairs storage.

KITCHEN
9'3" x 7'1" (2.82m x 2.17m)
A range of wall and base units with laminate work surface over, space and plumbing for a cooker, a four ring gas hob with splashback and extractor fan, tiled splashbacks and a stainless steel sink with mixer tap and drainer. Tiled flooring and double glazed frosted timber windows facing the utility room.

UTILITY ROOM
5'9" x 4'6" (1.77m x 1.39m)
Laminate work surfaces, a UPVC door to the rear elevation, tiled flooring and a UPVC double glazed rear window. It also houses the Worcester Bosch combination boiler

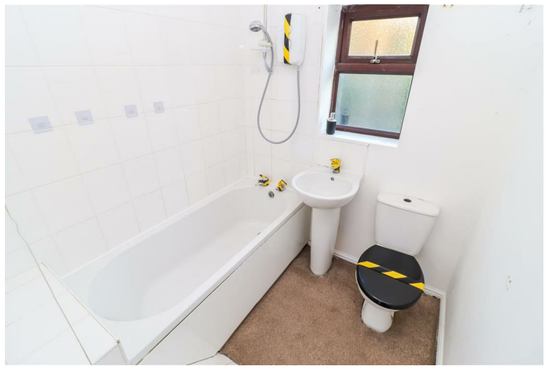
FIRST FLOOR LANDING
The landing gives access to three bedrooms and the house bathroom and includes loft access.

BEDROOM ONE
12'11" x 9'8" (3.95m x 2.97m)
Carpet flooring, a central heated radiator and UPVC double glazed windows facing the front elevation.

BEDROOM TWO
9'4" x 9'7" (2.87m x 2.94m)
Carpet flooring, a central heating radiator, a UPVC tilt-and-turn window facing the rear elevation and a useful built-in storage cupboard.

BEDROOM THREE
7'8" x 5'9" (2.35m x 1.77m)
A central heating radiator, carpet flooring and a double glazed tilt-and-turn window facing the rear elevation.

BATHROOM/W.C.
9'6" x 5'6" (2.91m x 1.68m)
A pedestal wash basin with mixer tap and tiled splashback, low flush w.c., UPVC frosted double glazed window to the front elevation and a panel bath with electric shower and shower attachment. The walls are tiled from floor to ceiling.



OUTSIDE
The property features a front buffer yard with a gravelled area and a block paved pathway leading up to a composite entrance door. To the rear is an enclosed garden with timber fencing, a block paved pathway leading onto a lawned garden and timber double gates providing off street parking, if required.

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.