Richard Kendall Estate Agent

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# 4 Valley View, South Elmsall, Pontefract, WF9 2DD

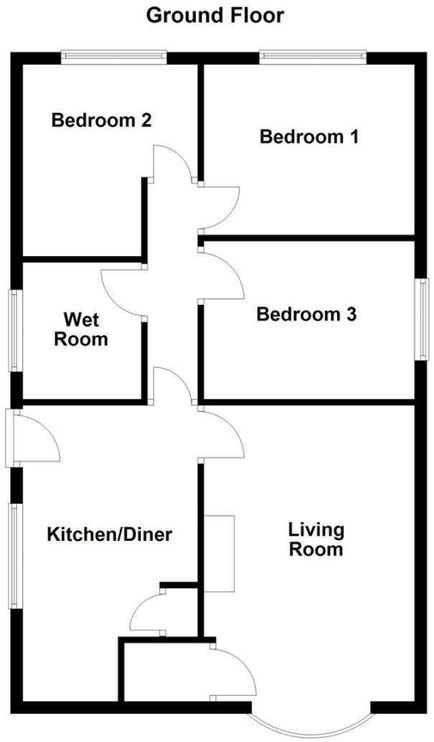
## For Sale Freehold £240,000

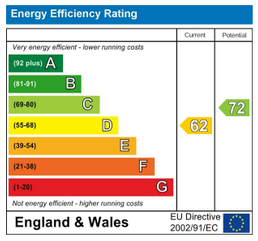
Situated in the sought after South Elmsall area of Pontefract is this deceptively spacious three bedroom detached bungalow. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, front and rear gardens and ample off road parking with a garage.

The accommodation briefly comprises a kitchen diner with access to the living room, a storage cupboard and an inner hallway. The living room also benefits from its own storage cupboard, while the inner hallway provides access to the loft, three bedrooms and a wet room. Externally, the front garden is mainly laid to lawn with mature shrubbery and is enclosed by walling and timber fencing, with both double and single iron gates providing access. A concrete driveway offers off road parking for several vehicles and leads to an attached single garage with up and over door. The rear garden is designed for low maintenance, incorporating paved patio areas ideal for outdoor dining and entertaining, along with planted borders and space for a garden shed. The garden is fully enclosed by fencing, making it suitable for both pets and children.

South Elmsall is a popular location, particularly for those looking to downsize and enjoy single level living. Local shops and schools are within walking distance, with a wider range of amenities available in nearby Pontefract and Hemsworth. The area is well served by local bus routes, while Moorthorpe train station provides rail links to major cities. The A1 motorway is also a short distance away, connecting to the M1 and M62 for those commuting further afield.

Only a full internal inspection will reveal all that this spacious bungalow has to offer. An early viewing is highly recommended.




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

### KITCHEN DINER
15'11" (max) x 9'4" (min) x 5'1" (4.87m (max) x 2.87m (min) x 1.55m)
Frosted composite side entrance door, coving to the ceiling, central heating radiator, access to a storage cupboard, UPVC double glazed window to the side and doors leading to the hallway and living room. Fitted with a range of wall and base units with laminate work surface, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor above, integrated oven and space and plumbing for a washing machine, along with integrated undercounter fridge and freezer.

### LIVING ROOM
15'11" (max) x 11'5" (min) x 10'2" (4.87m (max) x 3.48m (min) x 3.12m)
UPVC double glazed bay window to the front, central heating radiator, access to storage cupboard, coving to the ceiling and electric fireplace with stone hearth and wooden mantel.

### HALLWAY
Loft access and doors leading to bedroom one, bedroom two, bedroom three and the wet room.

### BEDROOM ONE
8'11" x 11'4" (2.73m x 3.47m)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

### BEDROOM TWO
9'5" (max) x 9'10" (min) x 5'8" (2.88m (max) x 3.02m (min) x 1.73m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

### BEDROOM THREE
11'4" x 8'6" (3.46m x 2.60m)
UPVC double glazed window to the side, central heating radiator and coving to the ceiling.

### WET ROOM/W.C.
6'2" x 7'4" (1.90m x 2.25m)
Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C., pedestal wash basin and electric shower with full tiling. Coving to the ceiling and extractor fan.

### OUTSIDE
To the front, the garden is laid to lawn with mature shrubs and a concrete pathway leading to the side entrance door. A concrete driveway provides off road parking for several vehicles and leads to a single attached garage with up and over door. The front is enclosed by timber fencing with both single and double gates. To the rear, the garden is low maintenance and mainly paved, ideal for outdoor dining and entertaining, with a pebbled border and space for a shed. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

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

### 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.