



2 Bed
Bungalow - Semi
Detached
located in
Pontefract
Guide Price £125,000



Ash Grove
South Elmsall
Pontefract
WF9 2UL

Hallway

Composite and glazed entrance door leading into the inner hall with doors leading to all rooms and to a useful storage cupboard. Wood laminate flooring and access to the loft. Central heating radiator.

Lounge

12'1" x 9'2"

Upvc double glazed window overlooking the rear garden with radiator below. Carpeted flooring.

Kitchen

12'1" x 10'4"

Modern kitchen fitted with a range of grey high gloss units to both high and low levels. Complimentary worktop with splashback and inset sink, drainer and mixer tap. Four ring electric hob with electric oven below and extractor hood above. Plumbing for automatic washing machine and space for under counter fridge and freeze. Door leading to rear garden and door to pantry storage. Upvc double glazed window overlooking rear.

Bedroom One

13'5" x 10'9"

Spacious bedroom with Upvc double glazed window to the front aspect and central heating radiator below. Carpeted flooring.

Bedroom Two

10'9" x 7'5"

Carpeted flooring and attractive half paneled walls. Upvc double glazed window to the front aspect and central heating radiator below.

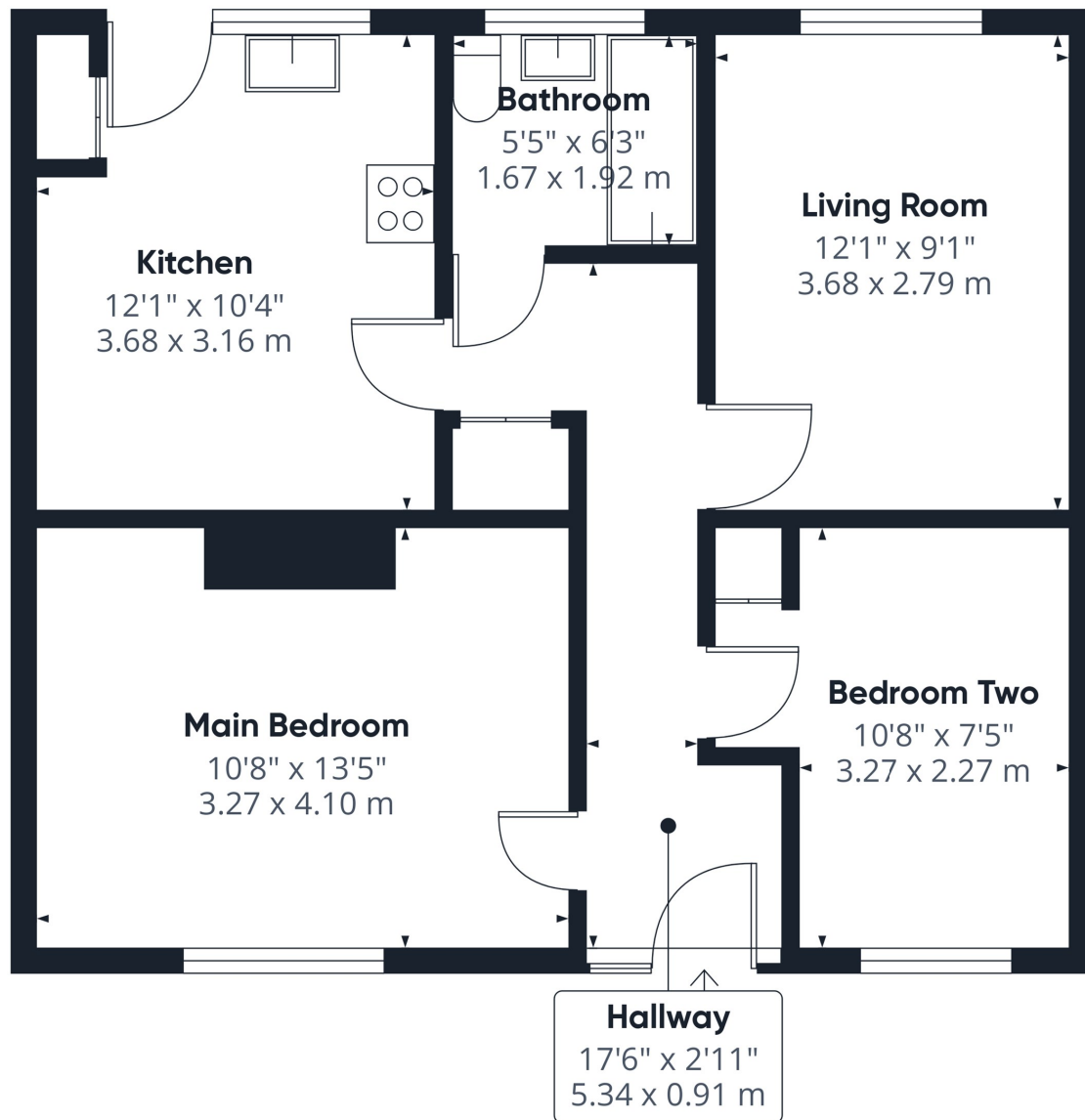
Bathroom

6'4" x 5'6"

Modern white suite comprising low flush w.c, wash hand basin with chrome mixer tap set into storage unit. White paneled bath with shower over. Fully tiled walls. Modern central heating towel radiator and Upvc, frosted double glazed window to the rear.







Approximate total area⁽¹⁾
584 ft²
54.4 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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