

**Hebble Oval, South Elmsall**

**Offers Over £120,000**

  
**MARTIN&CO**



Hebble Oval, South Elmsall

Town House, 2 Bedrooms,  
1 Bathroom, Garden, Parking

Offers Over £120,000

- TWO DOUBLE BEDROOM MID TOWN HOUSE
- DOWNSTAIRS W.C. AND FAMILY BATHROOM
- MODERN KITCHEN AND SPACIOUS LIVING DINING AREA
- PRIVATE REAR GARDEN
- ALLOCATED OFF STREET PARKING SPACE
- EASY REACH OF THE TOWN CENTRE OFFERING SCHOOLS, SHOPS AND PUBLIC TRANSPORT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EPC RATING D, COUNCIL TAX BAND A, FREEHOLD

We are delighted to bring to market this modern two double bedroom mid-town house with garden.

Situated in South Elmsall, this property is suitable for first time buyers, investors or downsizers alike.

The property comprises a modern kitchen, downstairs W/C, spacious living/diner, two generous bedrooms, family bathroom and storage areas. Outside, there is an enclosed, private rear garden and driveway parking to the front, providing ample space for your vehicle.

An edge of village location, close to open fields while still being within easy reach of the town centre, local schools, bus routes, and train stations, which offer links to Doncaster, Wakefield and Leeds.

Equipped with UPVC windows and gas central heating, do not miss the chance to make this charming property your new home.





**Entrance Hall**  
UPVC double glazed composite front door. From the hallway you can access the kitchen, downstairs wc, storage cupboard and living room.

**Kitchen**  
UPVC double glazed window to the front elevation. Fitted with a range of wall and base units, integrated gas hob, built under oven and stainless steel sink and tap. Space and plumbing for a washing machine, space for tall fridge/freezer.

**Downstairs WC**  
Low level WC, basin and tap. Gas central heating radiator.

**Living Room**  
There are UPVC double glazed French doors at the rear elevation. There are two gas central heating radiators. Electric fire and fireplace. Stairs to the first floor.

**Landing**  
With doors to the two bedrooms and house bathroom. The loft is accessed from the landing.

**Master Bedroom**  
There are two UPVC double glazed windows to the front elevation. Gas central heating radiator. Fitted wardrobes.

**Bedroom**  
UPVC double glazed window to the rear elevation with



gas central heating radiator underneath. There is a storage cupboard which houses the hot water tank.


**Bathroom**  
There is a bath with overhead shower, WC, and basin with under sink storage and cupboards. Gas central heating radiator.


**Outside**  
To the front, there is an allocated off street parking space. Outside store situated by the front door. To the rear, there is an enclosed and private garden which has paving and stones.

**AGENT NOTE**  
The property is currently tenanted on a fixed term assured shorthold tenancy which expires 11

September 2025. Rent is currently £725pcm.  
  
The property will be available with vacant possession if required.



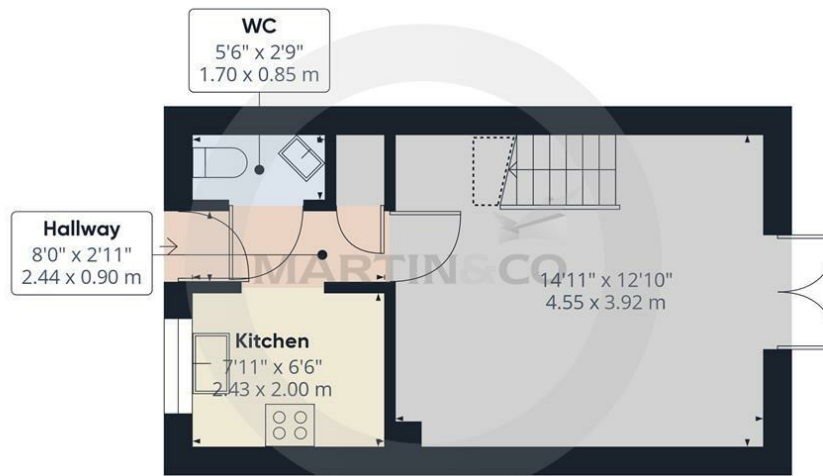
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 









Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

570.16 ft<sup>2</sup>  
52.97 m<sup>2</sup>

**Reduced headroom**

9.9 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.