



**Valley Street, South Elmsall**

**£100,000**

  
**MARTIN&CO**



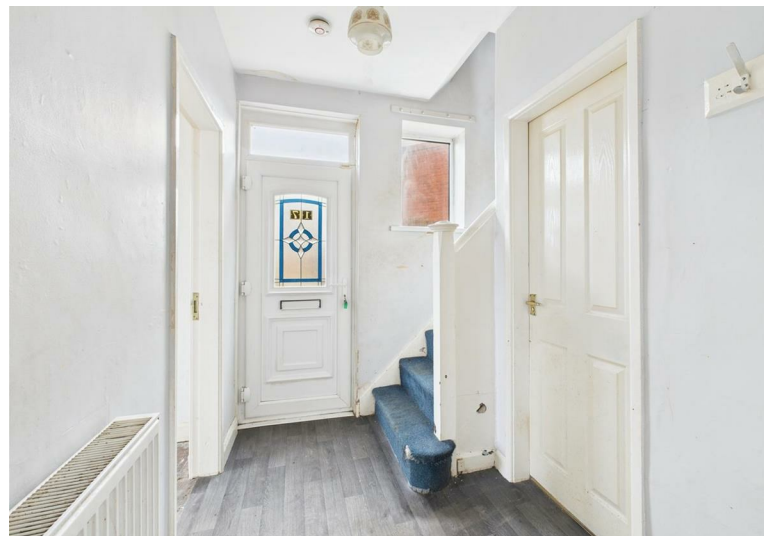
Valley Street, South Elmsall

House - Semi-Detached  
3 Bedrooms, 1 Bathroom

£100,000

- ATTENTION! FTB'S/INVESTORS. DON'T MISS OUT! ABSOLUTE BARGAIN!
- MODERNISATION & TENDER LOVING CARE REQUIRED TO CREATE YOUR DREAM HOME
- GARDENS TO THREE SIDES. OFF STREET PARKING
- SEMI-DETACHED HOUSE - HALL, TWO RECEPTION ROOMS, KITCHEN & DOWNSTAIRS W.C.
- THREE BEDROOMS & BATHROOM
- IDEALLY LOCATED FOR COMMUTERS BEING CENTRAL TO MAJOR NORTHERN CENTRES
- TENURE - FREEHOLD
- EPC RATING D
- COUNCIL TAX BAND A

This semi-detached house offers a fantastic opportunity for those seeking a new home. Boasting two reception rooms, downstairs w.c., kitchen, three bedrooms and a bathroom, this property provides ample space for comfortable living. This affordable gem comes with the added bonus of gardens on three sides and off street parking. You'll find yourself within easy reach of local shops and amenities. For those who need to commute, this property is perfectly situated, offering easy access to major Northern centres without the hefty city price tag. Although this house requires some tender loving care and modernisation, the potential it holds is immense. With a bit of vision and effort, this could easily become your dream home. Don't miss out on this opportunity - viewing is highly recommended.





**Entrance Hall**  
A glazed uPVC entrance door and window to the side aspect, central heating radiator and stairs leading to the first floor landing.

**Kitchen**  
Having a range of wall and base cupboard units with laminate work surfaces incorporating a single bowl stainless steel sink with taps over including tiled splashbacks. There is plumbing for an automatic washing machine and central heating radiator. uPVC double glazed window and uPVC door to the rear.

**Dining / Reception Room**  
Having a uPVC double glazed window to the front aspect, central heating radiator and feature fire place with gas fire (not checked).

**Lounge**  
uPVC double glazed window to the front aspect and central heating radiator.

**Downstairs W.C.**  
With low flush W.C and uPVC frosted window to the rear aspect.

**First Floor Landing**  
With central heating radiator and uPVC double glazed window to the rear aspect.

**Bedroom**  
Storage cupboard housing the boiler. Gas central heating radiator, uPVC double glazed window to the front aspect.





Bedroom  
Gas central heating radiator, uPVC double glazed window to the front aspect.

Bedroom  
Gas central heating radiator, uPVC double glazed window to the rear aspect.

Bathroom  
Having a three piece suite comprising of bath with shower over, a low flush WC, pedestal hand wash basin and complimentary tiling to walls. There is a UPVC double glazed window to the side aspect.

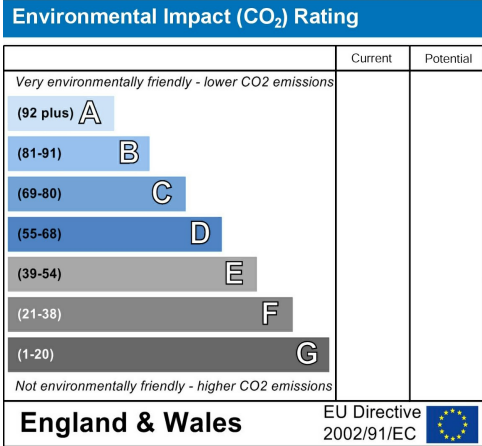
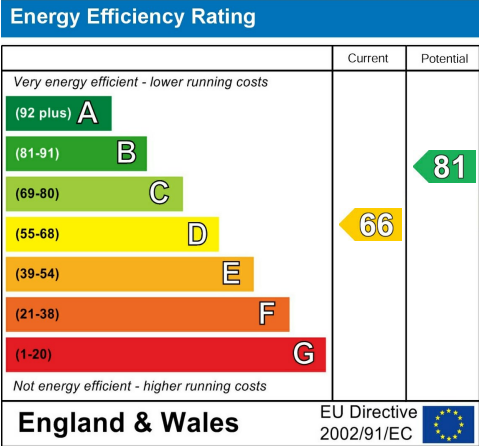
Outside  
Situated on a corner plot, the property benefits from a front lawned garden and double wooden gates leading

to hard standing at the side providing an area for off street parking. To the rear, accessed by a side wooden gate, a lawned garden including paved path and garden shed.

SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the

office issuing a memorandum of sale on the property you would like to buy.



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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.