



Blundell Road

South Elmsall, Pontefract WF9 2BW

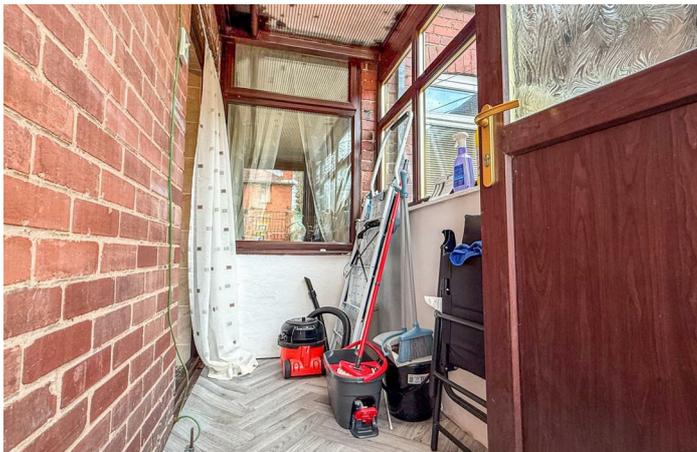
- Family bathroom fitted with a three-piece suite
- Comfortable and well-proportioned bedrooms
- Well-arranged kitchen with good storage and worktop space
- Private rear garden offering space for outdoor dining, play or relaxation
- Bright and welcoming living space

£104,995 Freehold





Location



Full Description

Welcome to this charming 2-bedroom terraced house located in the heart of South Elmsall, an ideal property for first-time buyers or investors seeking a cosy and affordable home. This delightful residence offers a comfortable living space with a practical layout, making it perfect for those looking to establish themselves in a vibrant community with excellent local amenities and transport links.

Step inside to discover a bright and inviting reception room, where natural light floods through the windows, creating a warm and welcoming atmosphere. The versatile space provides ample room for a relaxed seating area, perfect for unwinding after a busy day or entertaining friends and family. The neutral decor offers a blank canvas for your personal touch, allowing you to easily transform this space into your dream living room. The kitchen, while modest in size, is designed for efficiency and convenience. It features plenty of cupboard storage and work surfaces, making meal preparation a breeze. Whether you're a budding chef or prefer simple cooking, this kitchen will cater to all your needs and can be enhanced further with your own style and appliances.



Upstairs, you'll find two well-proportioned bedrooms, each providing a comfortable retreat for rest and relaxation. Both rooms offer ample natural light and can be adapted into a guest room, home office, or hobby space to suit your lifestyle requirements. The home boasts a modern bathroom that is bright, airy and spacious and is equipped with both a bath and shower.

Externally, the property benefits from a low-maintenance garden area to the rear, ideal for outdoor seating or gardening enthusiasts. The front offers a traditional terrace frontage, contributing to the character and charm of this home. South Elmsall itself is a friendly and well-established community with local shops, schools, parks, and excellent road and rail connections to nearby towns and cities, making this location highly desirable for commuters and families alike.

With its affordable price point and great potential, this terraced house is a fantastic opportunity for those wanting to invest in the South Elmsall



property market. Whether you're looking to renovate and personalise or simply move in and enjoy, this property provides a solid foundation to create your perfect home.

Don't miss out on the chance to view this lovely 2-bedroom terraced house. Contact us today to arrange a viewing and take the first step towards owning a charming home in South Elmsall.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise

prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **D**



Smartsale4u Office

Suite 331 Kemp House, 152-160 City
Road, London, EC1V 2NX

Contact

02045729091
info@smartsale4u.co.uk
smartsale4u.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.