



High Street
South Elmsall
Pontefract
West Yorkshire
WF9

Offers In Excess Of £129,000

bettermove

High Street Pontefract

Bettermove are proud to present this 2 bedroom terraced house in South Elmsall.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

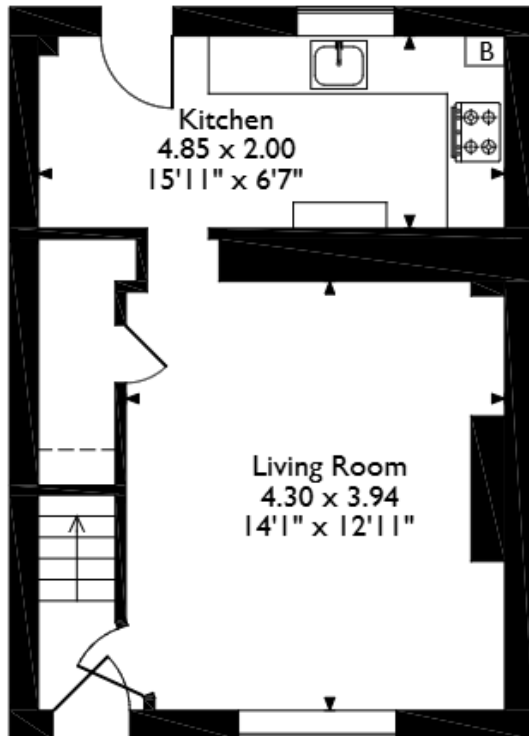
The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two bedrooms, with the master bedroom benefitting from an attached office/dressing room, alongside the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of South Elmsall, Pontefract, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from South Elmsall train station, a variety of local bus routes, and quick access to the A1(M).

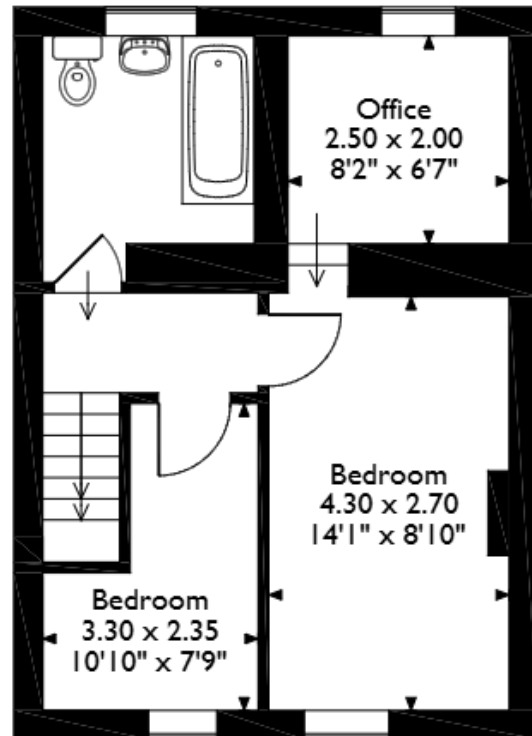
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



High Street, South Elmsall, Pontefract
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.