



**Hacking Lane
South Elmsall
Pontefract
West Yorkshire
WF9 2SU**

Offers in Excess of £426,000

bettermove

Hacking Lane Pontefract

Bettermove are proud to present this 3 bedroom detached house in South Elmsall available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway and garage. The council tax band is D.

The interior of this well presented property comprises on the first floor a fitted kitchen, open plan dining/ living room with bifold doors to the balcony with stunning views. There are also two double bedrooms and the family bathroom. To the ground floor there is the master bedroom and ensuite bathroom, large utility room and a study. The exterior boasts a private wrap around gardens, perfect for enjoying the summer months.

Located in the popular town of South Elmsall, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from South Elmsall Train Station, the A1 and local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

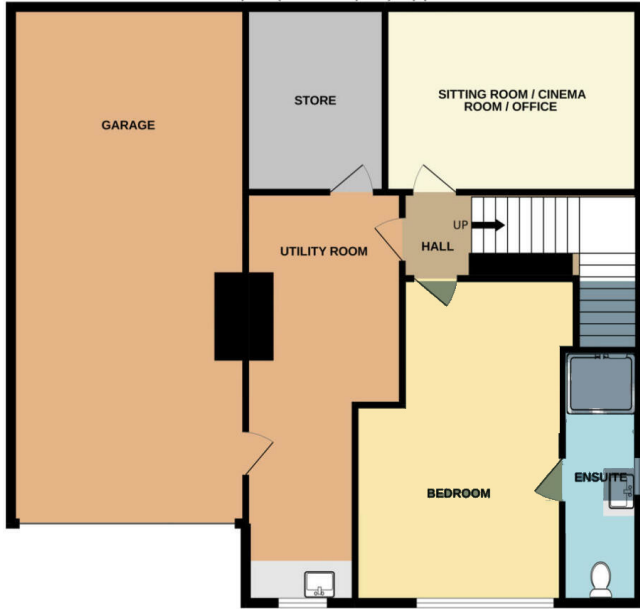
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



FIRST FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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