



**Brew Lodge, Rowley Lane, South Elmsall PONTEFRACT WF9 2JP**

**Welcome to**

**Brew Lodge, Rowley Lane, South Elmsall PONTEFRACT**

Five-bedroom detached home featuring lounge, large kitchen diner, downstairs WC, four first-floor double bedrooms with two en-suites, family bathroom, second-floor en-suite bedroom, underfloor heating, solar panels, integral garage, and enclosed rear garden.



### **Entrance Hall**

With a front entrance door, under floor heating, under stairs storage and Kardean flooring.

### **Wc**

With a low level flush WC, wash hand basin, Kardean flooring and extractor fan.

### **Lounge**

19' 4" x 13' 7" ( 5.89m x 4.14m )

With a bay window to the front, multi fuel burner, under floor heating and a wall storage cupboard.

### **Kitchen**

35' 9" x 12' 7" max ( 10.90m x 3.84m max )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, island with storage and seating, space for full range cooker, extractor hood, integrated dish washer, recess for American fridge freezer, ceramic sink, tiling to splash back, ceiling speakers, wall storage cupboards, under floor heating, Kardean flooring, three windows to the rear and double doors to the rear.

### **Landing**

With over stairs storage housing hot water tank and a window to the rear.

### **Bedroom One**

16' 11" x 12' 9" ( 5.16m x 3.89m )

With three windows to the rear, ceiling speakers and under floor heating.

### **Walk In Wardrobe**

5' 2" x 9' 9" ( 1.57m x 2.97m )

With a window to the side.

### **Ensuite**

A suite consisting of a low-level flush WC, wash hand basin, walk in shower, towel radiator, fully tiled walls and flooring, extractor fan and spotlights to the ceiling.

### **Bedroom Two**

14' 7" x 9' 11" ( 4.45m x 3.02m )

With two windows to the front and under floor heating.

### **Ensuite**

A suite consisting of a low-level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring and a window to the front.

### **Bedroom Three**

14' 7" x 12' 9" ( 4.45m x 3.89m )

With a window to the front and under floor heating.

### **Bedroom Four**

12' 9" x 10' 6" ( 3.89m x 3.20m )

With a window to the rear and under floor heating.

### **Bathroom**

A suite consisting of a low-level flush WC, wash hand basin, free standing bath, shower cubicle, tiled walls an flooring, towel radiator, extractor fan and a window to the side.

### **Top Landing**

With eaves storage and a commes room.

### **Bedroom Five**

35' 11" x 19' ( 10.95m x 5.79m )

With two windows to the rear and side, sky light, Kardean flooring, three radiators and access to the part boarded loft.

### **Ensuite**

A suite consisting of a low-level flush WC, wash hand basin, shower cubicle, extractor fan, tiled flooring, part tiled walls, sky light and a towel radiator.

### **Rear Garden**

A lawned garden with paved path, decked seating area, wooden shed, access from the front and timber fence surround.



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**Welcome to**

**Brew Lodge Rowley Lane, South Elmsall  
PONTEFRACT**

- NO ONWARD CHAIN
- Five Bedroom Detached House
- Family Bathroom and Three Ensuites
- Solar Panels and Underfloor Heating
- Integral Garage and Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£475,000**



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Property Ref:  
PON119386 - 0004

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