

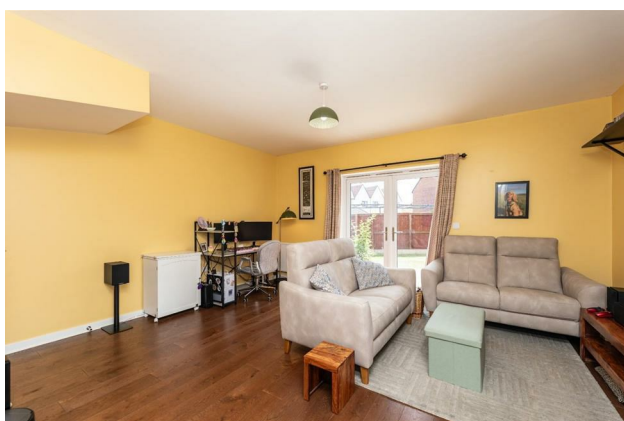
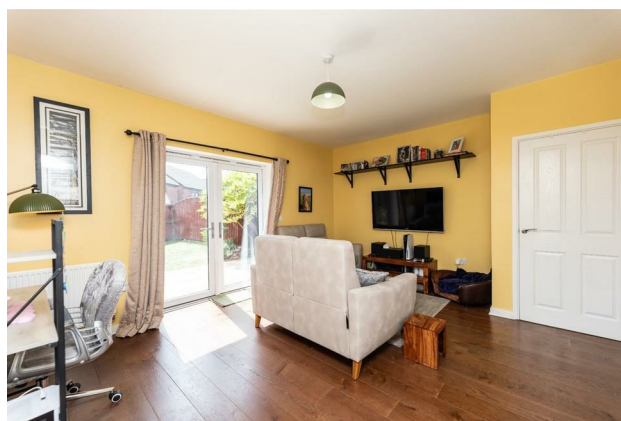
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HERE TO GET *you* THERE

12 Lapwing Road, South Elmsall, WF9 2FN

£240,000

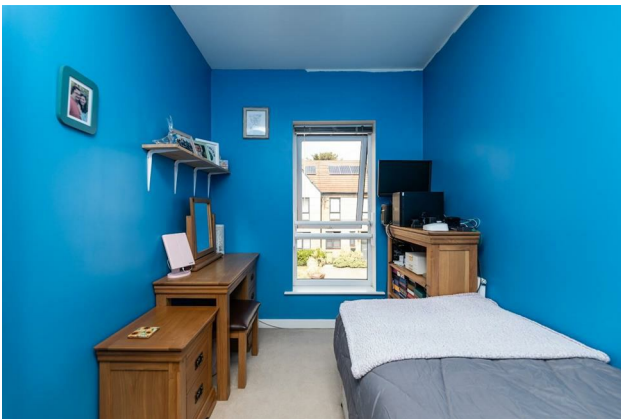
Property Images



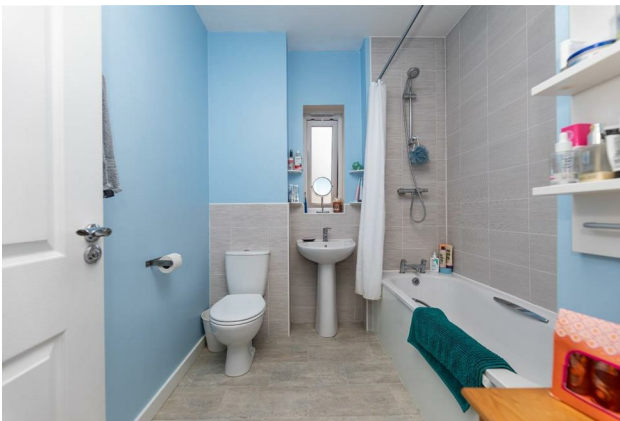
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Property Images



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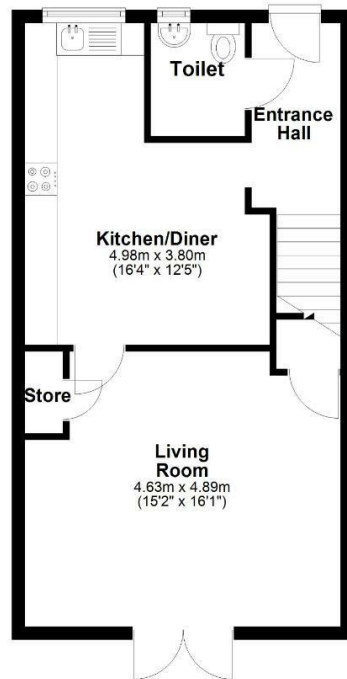
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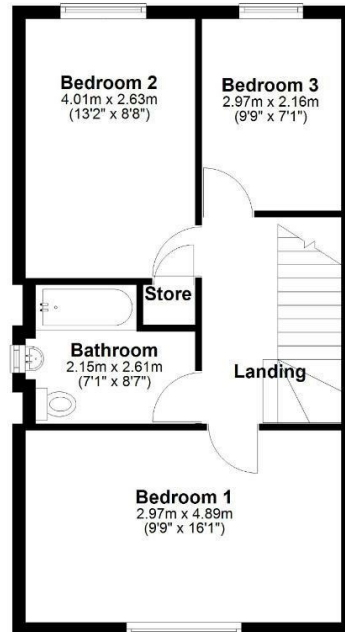
Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.7 sq. feet)

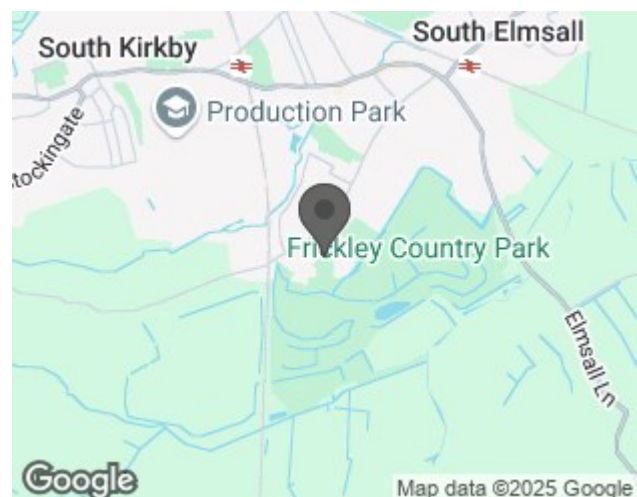


Total area: approx. 91.8 sq. metres (988.2 sq. feet)

EPC

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 90 | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

HUNTERS are delighted to introduce to the market this three-bedroom detached property situated in a popular location in South Elmsall. Briefly comprising: kitchen/diner, living room, w/c, three bedrooms, bathroom, and a garden. Viewing is essential to appreciate the space and style of the property on offer.

THE SETTING

This property is located in the sought-after town of South Elmsall, making it ideal for those who enjoy the outdoors. Just a stone's throw away is Frickley Country Park, offering a variety of scenic walking trails, as well as the local Frickley Athletic Football Club.

The town centre is only a short walk away and features a range of shops, eateries, and an outdoor market. Families will appreciate the numerous parks and excellent educational facilities, including several primary schools, Minsthorpe High School, and Minsthorpe Leisure Centre.

For those seeking local employment opportunities, with several distribution centres are conveniently nearby.

THE PROPERTY

Upon entering the property, you are greeted with an entrance hallway perfect for storing shoes, coats and bags. This then leads to the kitchen diner fitted with a range of modern wall and base units, and an integrated appliances including dishwasher, fridge freezer, washing machine and dryer, and oven which are all fairly new. Moving into the living room unfolds in a wide, open layout, in ample natural lighting from the French patio doors. Also, on the ground floor is a w/c for your convenience. On the first floor of the property are three bedrooms. The main bedroom features a large front-facing window, providing ample light and air flow for the summer months. This room accommodates a double bed and ample storage space. The second bedroom is super spacious, featuring a large window, and is currently used as an office; however, it could easily accommodate a double bed. The third bedroom is a single room that can be versatile, serving as a dressing room, office, playroom, or other space. Lastly, on the first floor of this property is a three-piece family bathroom comprising a w/c, wash basin, and bath with an overhead shower.

To the rear of the property is a generous private garden great for relaxing after a long day or dining al-fresco. To the side of the property is a driveway that accommodates multiple vehicles for your convenience, as well as an electric charge point.

In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike.

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Features

• 3 BEDROOMS • DETACHED PROPERTY • GARDEN • DRIVE WAY
FOR 2 VEHICLES • KITCHEN DINER • SPACIOUS LIVING
ROOM • CLOSE TO LOCAL AMENATIES • FREEHOLD • EPC RATING
B • COUNCIL TAX BAND C