

9 Harriers Court, South Elmsall, WF9 2SD

This beautifully kept 2 bed semi detached house for sale in South Elmsall is sure to be a hit with any first time buyer.

You really need to view this property to truly appreciate the works that have been carried out both internally and externally.

As you enter the property you are greeted with the hallway and brand new stair runner, the lounge is immediately to the left leading through to the spacious kitchen. Upstairs there are 2 good sized bedrooms, both with fitted wardrobes and a beautiful house bathroom.

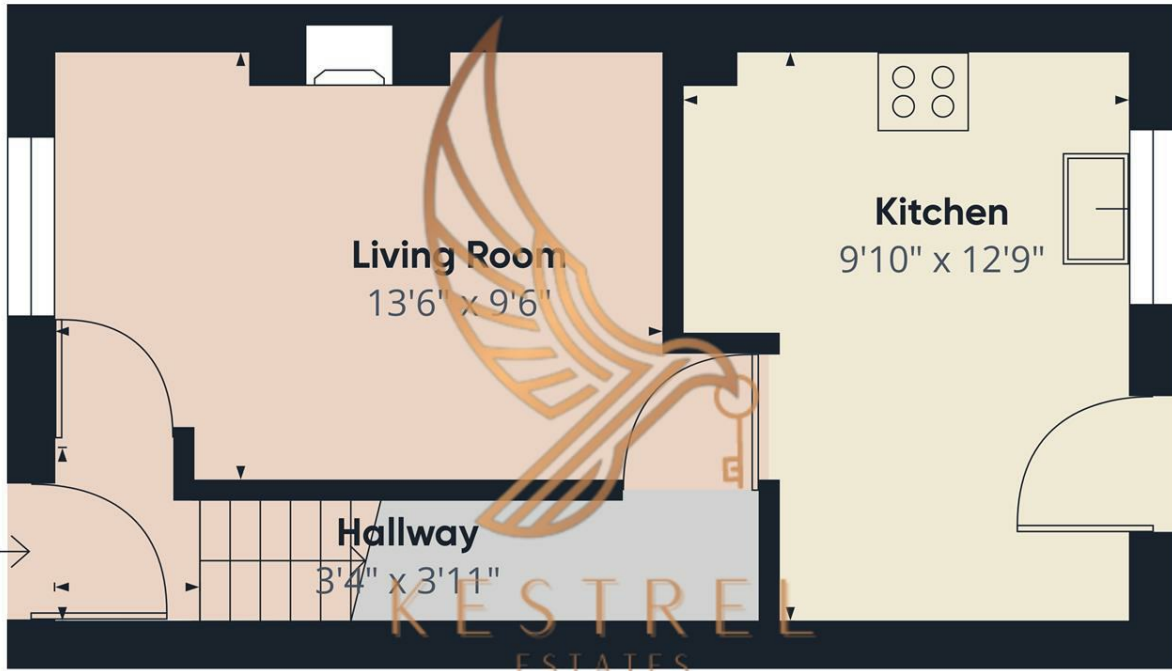
Outside, there is off road parking to the front and a well maintained rear garden with a grassed area and patio area, pergola and garden shed.

Situated in a quiet cul de sac close to local amenities and rail connections, this home has it all.

Book your viewing today for this 2 bed semi detached house for sale on Harriers Court.

- 2 Bedroom Semi Detached
- Well Maintained Throughout
- Cosy Lounge
- Spacious Kitchen
- 2 Double Rooms with Fitted Wardrobes
- Off Road Parking
- Beautiful Rear Garden
- Perfect for First Time Buyers

£160,000



Approximate total area⁽¹⁾
298.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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	