

## 55 West Avenue, South Elmsall, WF9 2DN

You do not want to miss this 3 bed semi detached home in South Elmsall with a garden to die for.

As you enter the property through the hallway, the utility room sits to the left, the perfect addition for a busy family. The spacious kitchen / diner is straight ahead off the hallway. The kitchen is light and airy with an expanse of units and integrated appliances.

The lounge with feature log burner is perfect for those cosy winter nights in. The lounge leads into the sun room which in turn leads out onto the absolutely amazing garden, with summer house right at the top.

The bathroom leads off of the hallway downstairs and features a bath, over bath shower, toilet and sink.

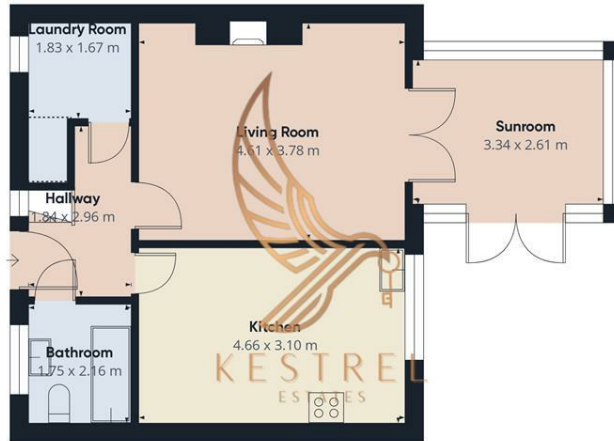
Upstairs there are 3 bedroom, master with fitted wardrobes and a WC.

Externally. There is a detached garage, low maintenance front garden and an enclosed rear garden and a patio area to enjoy those sunny days.

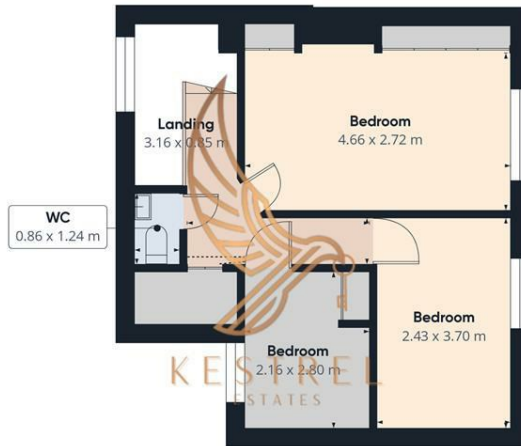
This home really must be viewed to truly appreciate it the internal space and the size of the garden and is perfect for first time buyers and families alike

- 3 Bed Semi Detached Home
- Beautiful Interior
- Spacious Kitchen/Diner with Integrated Appliances
- Downstairs Bathroom
- Utility Room
- Master With Fitted Wardrobes
- Upstairs WC
- Detached Garage
- MUST SEE GARDEN

**£220,000**



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
91.05 m<sup>2</sup>

Reduced headroom  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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