



## 7 Charleville, South Elmsall, WF9 2PB

Be quick as this 2 bed terraced property in South Elmsall will not hang around.

Being perfectly suited to first time buyers and being decorated to a modern standard throughout, this property will be a hit.

As you enter the property into the lounge you are greeted with the feeling of light and space with the downstairs being open plan through to the kitchen, with the benefit of glazed doors to create a cozy lounge if required. The open plan dining room and kitchen are sat at the back of the property. The kitchen has an expense of units units and integrated oven and hob. The kitchen lads onto the low maintenance garden with a dicked area. The bathroom is downstairs are has a bath, WC and basin.

Upstairs there are 2 double bedrooms, master with a gorgeous feature fireplace and the 2nd bedroom with fitted wardrobes.

Outside there is a lawned area to the front and a gorgeous garden to the rear with parking available at the back too.

Located in a popular area with great amenities, call now to arrange your viewing.

- 2 Double Bedroomed Mid Terrace
- Beautifully Decorated
- Open Plan Spacious Living
- Master Bedroom with Feature Fire Place
- 2nd Bedroom with Fitted Wardrobes
- Perfect for First Time Buyers
- Garden to Front & Rear
- Parking to the Rear
- Must See

£145,000



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