



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

C

KEY FEATURES

- Charming and characterful three-bedroom home nestled in the highly sought-after village of Birstall
- Well-presented living room positioned to the front of the property with authentic bay window and separate dining room with period charm and original doors offering a view of the beautiful garden
- Extended kitchen with a stylish design, complemented by a separate utility room for added convenience
- Stunning, south-facing, mature rear garden offering a private and tranquil outdoor space, ideal for relaxation and entertaining
- Driveway providing off-road parking for two vehicles
- Internal viewing highly recommended to fully appreciate the quality and charm of this property

PROPERTY OVERVIEW

Creightons Estate Agents are pleased to present this elegant and well-maintained traditional three-bedroom family home, situated in the desirable village of Birstall. Built in 1932, this residence boasts a wealth of period features, including original windows, charming patio doors, fireplaces, and authentic flooring, which combine to create a warm and characterful atmosphere.

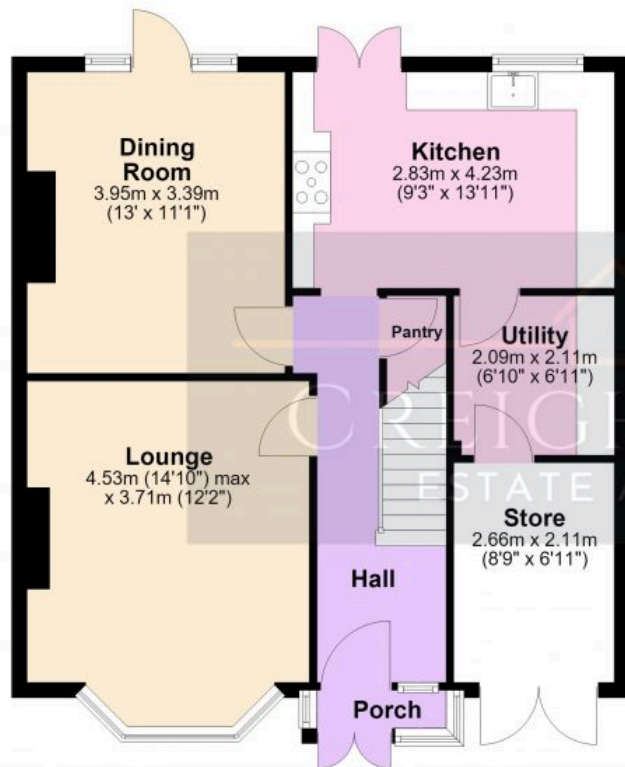
The ground floor comprises an inviting living room, perfect for relaxing or entertaining guests, a formal dining room with original features, a thoughtfully extended kitchen and a useful utility room. The first floor offers two spacious double bedrooms, a single bedroom/office space, and a bathroom.

ADDITIONAL PHOTOGRAPHY



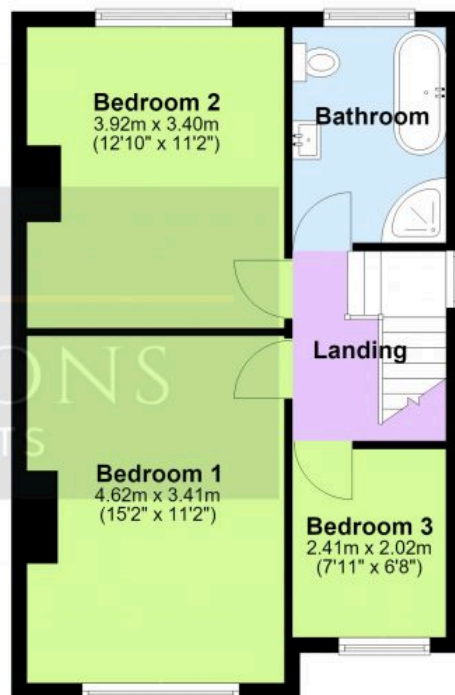
Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 109.3 sq. metres (1176.3 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

12 Elmfield Avenue, Birstall



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