



## 71 Doncaster Road, South Elmsall, WF9 2JH

Situated on Doncaster Road in South Elmsall, this striking period home effortlessly combines character with modern family living. Dating back to 1900 and extending to an impressive 1,776 sq ft, the property offers exceptional internal space matched by equally generous external features.

A grand and welcoming entrance hallway immediately sets the tone, flooded with natural light and showcasing beautiful stained glass ceiling panels and an elegant staircase. The ground floor is superbly arranged for both family life and entertaining, with a bright dual-aspect lounge providing an airy, expansive feel, complemented by a versatile office or playroom.

To the rear, the sense of space continues. The dining room opens directly onto the garden via French doors, creating a seamless indoor-outdoor flow. The kitchen is a true standout—substantial in size and beautifully appointed with an extensive range of units and integrated appliances, offering both style and practicality. A well-equipped utility room with fitted storage and a convenient WC further enhances day-to-day living.

Upstairs, the property truly excels. All three bedrooms are exceptionally spacious, far exceeding typical proportions, with the principal suite benefitting from its own en suite. The family bathroom is equally impressive in scale,

£340,000

- Stunning 3 Bed Home
- Original Features
- Study/Playroom
- Kitchen, Dining Room & Utility Room
- Master Bedroom with En Suite
- Double Garage & Extra Room
- Parking for Multiple Vehicles
- Spacious Garden
- Perfect for Growing Families
- Great Location

