



## 16 Chapel Lane, South Elmsall, WF9 2SW

For Sale – 2 Bedroom Terraced Property with Fantastic Potential

Offered to the market with no onward chain, this deceptively spacious two-bedroom terraced property presents an exciting opportunity for buyers looking to modernise and add value.

In need of updating throughout, the property offers generous living accommodation and excellent scope for improvement. The ground floor comprises a bright open-plan lounge/diner, creating a versatile living and entertaining space, which flows through to the kitchen area. There is also a useful utility area and additional storage, adding to the practicality of the home. To the rear, the property benefits from a split-level, spacious garden.

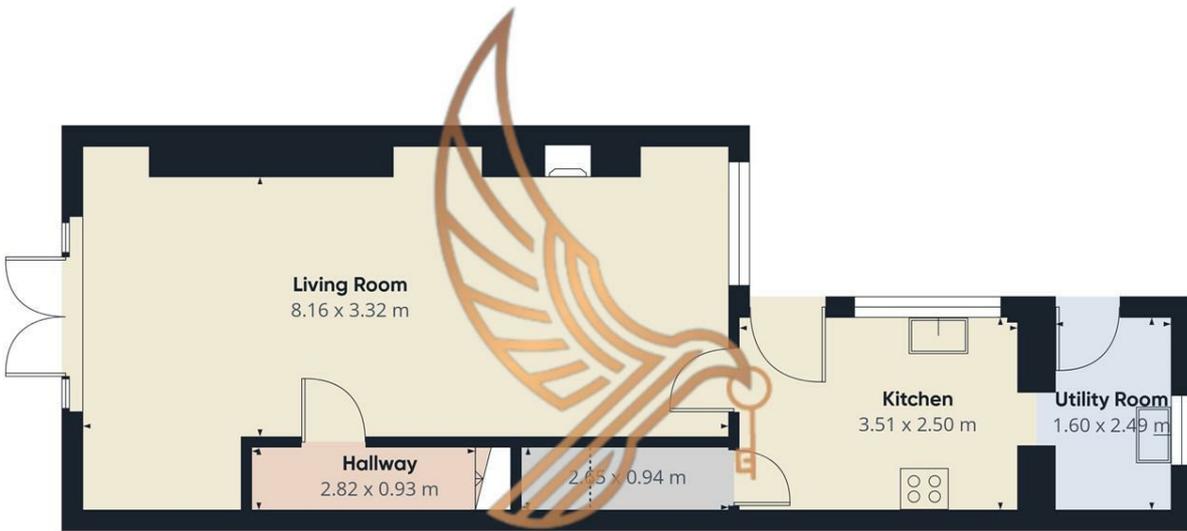
Upstairs, there are two well-proportioned bedrooms, and an extremely spacious bathroom. The loft provides superb additional storage and holds further potential, subject to the necessary consents.

Externally, the property also benefits from a detached garage

This property is perfect for investors, first-time buyers, or anyone looking for a project with the potential to create a

- Perfect for Anyone Looking to Add Value
- No Chain
- 2 Bedroom Inner Terrace
- Spacious Accommodation
- Split Level Garden
- Renovation Required
- Detached Garage

**£130,000**



KESTREL  
ESTATES



Floor 0

Approximate total area<sup>1)</sup>  
49.8 m<sup>2</sup>

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

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	