



10 Oakdale Drive, South Elmsall, WF9 2FB

For Sale – 3 Bedroom Semi-Detached Home, South Elmsall

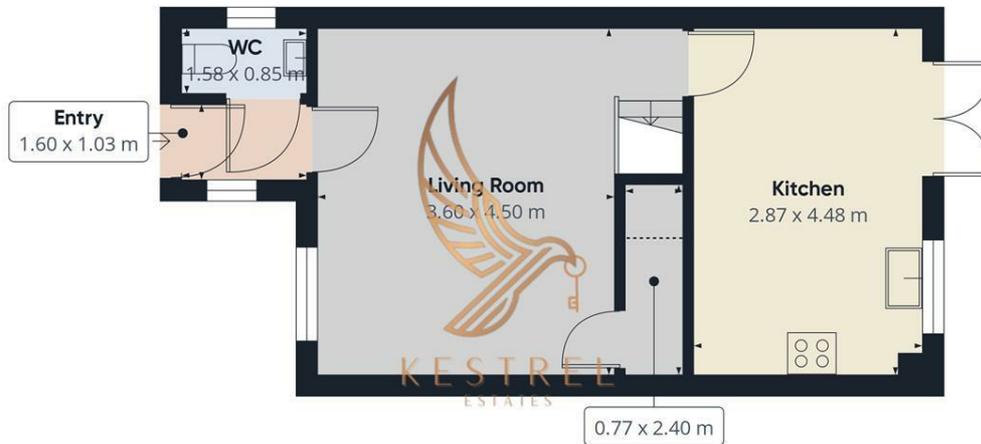
Situated on a popular residential development in South Elmsall, this attractive three-bedroom semi-detached home offers well-planned and generously proportioned accommodation, ideal for first-time buyers and families alike. The property benefits from off-road parking and is designed to maximise both space and practicality throughout and is offered with no chain.

The ground floor features a welcoming entrance hall leading to a spacious lounge, which provides a comfortable living area and benefits from useful under-stairs storage. To the rear of the property is a well-appointed kitchen/diner, offering an excellent range of wall and base units, providing ample storage and worktop space for everyday living and entertaining. The patio doors open onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, offering excellent built-in storage. The accommodation is completed by a modern family bathroom.

£160,000

- 3 Bedroom Semi Detached Home
- Spacious Kitchen/Diner
- Downstairs WC
- 3 Bedrooms, 2 with Fitted Wardrobes
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Perfect for First Time Buyers & Families
- Great Location
- NO CHAIN



Floor 0



Floor 1



Approximate total area^m
66.2 m²

Reduced headroom
0.5 m²

(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		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		