



## 14 Plover Avenue, South Elmsall, WF9 2FL

This beautiful 3 bed semi detached home in South Elmsall with views towards Frickley Park must be viewed to really appreciate the space on offer.

As you enter the property the cosy lounge with dual aspect windows allowing plenty of natural light in sits to the left, and the spacious modern kitchen/diner which benefits from integrated appliances such as oven/hob, and fridge/freezer. The patio doors from the kitchen lead onto the well maintained rear garden with gates and off road parking. There is also a downstairs WC.

Upstairs there are 3 bedrooms and modern family bathroom, both the 2nd bedroom and master having dual aspect windows letting so much light in, the master also benefits from an en suite.

The property sits within walking distance to the ever popular Frickley Park and local amenities and commuter links

This property must be viewed to really appreciate the space on offer, this home is ready to move straight into.

- 3 Bed Semi Detached
- Beautifully Decorated
- Integrated Appliances
- Master Bedroom with En Suite
- Well Maintained Rear Garden
- Gated off Road Parking
- Solar Panels
- Close to Frickley Park
- NO CHAIN

**£225,000**



**Living Room**  
10'7" x 17'7"

**Hallway**  
6'8" x 10'3"

**Kitchen**  
10'11" x 17'6"

Approximate total area<sup>(1)</sup>  
508.38 ft<sup>2</sup>

KESTREL  
ESTATES

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 0

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	