

## Ivy Terrace, South Elmsall



**Offers Over £110,000**



2



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2



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Terraced FAMILY HOME located on Ivy Terrace in South Elmsall. Perfectly located for access to the village centre. Shops, Supermarkets and Amenities on the doorstep!

Outside, you will find front permit street parking, adding convenience to your daily life. The rear enclosed yard offers a private outdoor space.

Overall, this terraced house on Ivy Terrace presents an excellent opportunity for those looking to settle in a friendly community. With its spacious layout and convenient amenities, it is a property that truly feels like home. Do not miss the chance to make this lovely house your own.



- FANTASTIC Family or First Time Buyer Home
- Downstairs Cloakroom
- Family Lounge
- Spacious Fully Fitted Kitchen/Dining
- Kitchen Breakfast Bar
- Two good sized bedrooms
- Fully fitted family bathroom
- Permit parking and enclosed rear yard.
- EPC Grade C, Council Tax band A
- Freehold

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

14'7" x 11'8" (4.46 x 3.58)

The family lounge has a feature stone effect surround and living flame electric fire. Currently in neutral tones with a coved ceiling, radiator and window to the front. The part glazed door has access out to the front of the property.

### Kitchen/Diner

14'7" x 13'3" (4.46 x 4.04)

The large family Kitchen/Diner has a fully fitted cream Shaker style kitchen with a range of floor drawer and cupboards and wall mounted units covering three walls of the room. With a single sink drainer and mixer tap. With a gas hob and built in double oven and pull-out extractor hood. A breakfast bar for informal eating and useful under stairs pantry store. The kitchen has practical tiled floor and a coved ceiling. With a window facing to the rear of the property and radiator.

### Entrance Lobby

To the rear of the property with a composite external door and a tiled floor. Access off to a

### Cloakroom

6'7" x 3'5" (2.03 x 1.05)

Situated off the Entrance Hall with a low flush WC and Corner wash hand basin. A radiator and window to the side.

### Front And Rear Elevation

Inner Terraced property with on street permit parking. To the rear is an enclosed yard.

### Bedroom One

14'8" x 11'8" (4.49 x 3.56)

Bedroom One has very useful built in cupboards and still a substantial floor space. With a coved ceiling. The window looks out to the front.

### Bedroom Two

10'7" x 8'4" (3.24 x 2.56)

Bedroom Two fits a double bed and space for storage. With a window to the rear, radiator and coving.

### Family Bathroom

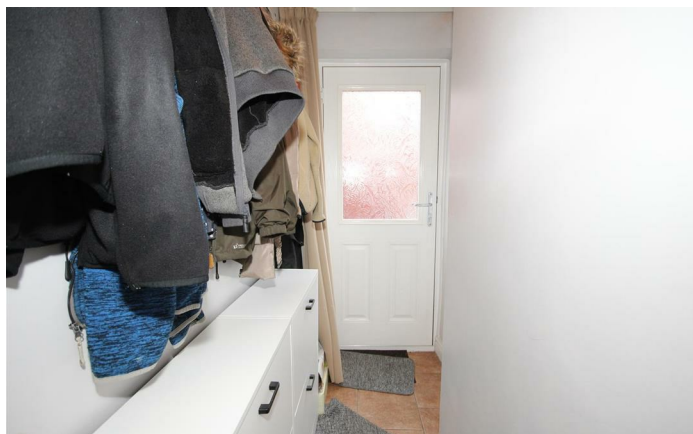
12'10" x 5'10" (3.92 x 1.78)

The grand family bathroom in soft pastel green tones has low flush WC, Wash hand basin with vanity surround and a panelled bath. Containing cupboard storage. Tiled walls and floor. UPVC frosted window to the rear of the property.

### First Floor Landing

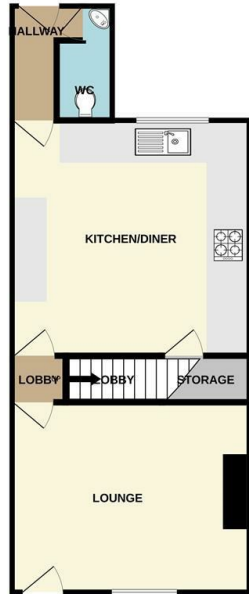
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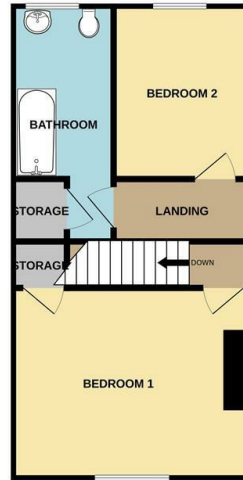


## Floor Plan

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

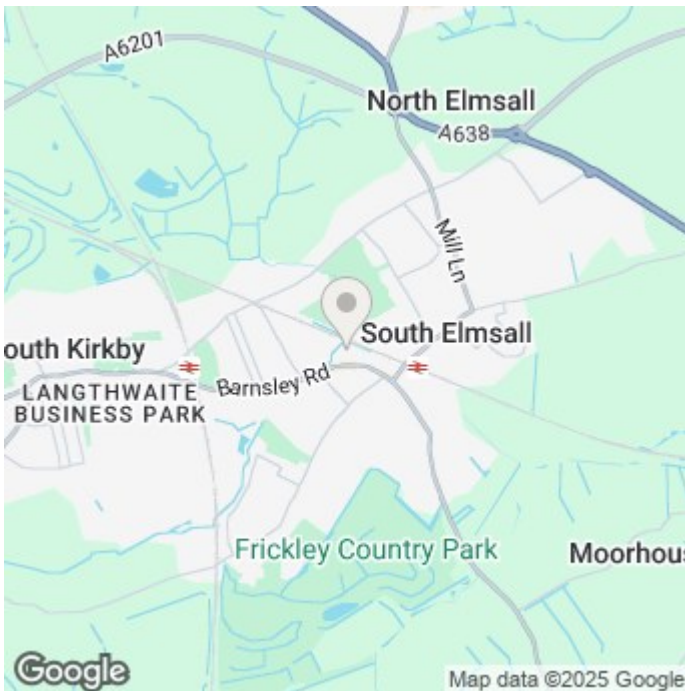


1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.




TOTAL FLOOR AREA - 881 sq.ft. (81.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and specifications shown have not been tested and no guarantee is given to their operation or accuracy can be given. Made with Metaplan C2025



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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