

## Burton Street, South Elmsall



**£650 Per Calendar Month**



3



1



1



64

In South Elmsall, this terraced house on Burton Street offers a perfect blend of comfort and community living. With rear parking, for ease and security for your vehicle. With local amenities and friendly neighbours contributing to a welcoming atmosphere.

With its practical layout and community-focused location, it presents an excellent opportunity for those looking to settle in a vibrant village environment. Whether you are a first-time buyer or seeking a family home, this property is certainly worth considering.



- Family Home
- 3 Bedrooms
- Fully fitted kitchen
- Lounge
- Downstairs bathroom
- Storage
- Rear yard with parking access
- EPC grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Front Elevator

Mid Terraced property with street parking.

### Lounge

Access via the hallway into the large ready to move in to lounge with feature chimney and window looking on to the front with a single radiator.

### Kitchen

The fully fitted kitchen has a range of floor and wall units finished in a medium oak. With plenty of workspace for all of your kitchen needs and an integrated oven with electric job. The room has classy cream subway tiles to the splash back and exposed wall areas. Completed with a grey geometric lino flooring.

### Storage Area

To the rear of the kitchen is a useful storage area.

### Family Bathroom

The downstairs white bathroom suite consists of a bath fitted with bath panel, pedestal sink and WC. Finished in a white effect tile and wallpapered feature. There is a frosted window and single radiator.

### Bedroom One

The main bedroom has ample space for your family sized bed and room for storage.

### Bedroom Two

The second bedroom is finished in neutral tones and is ready to move in. With a window and single radiator.

### Bedroom Three

The third bedroom is sized for a child's room or playroom. Useful in any family home. With a window and single radiator. Finished in neutral tones.

### Rear Yard

The rear of the property is enclosed and suitable for a family. Finished with concrete tiles and pebble stone. There are double gates making this suitable for rear parking.



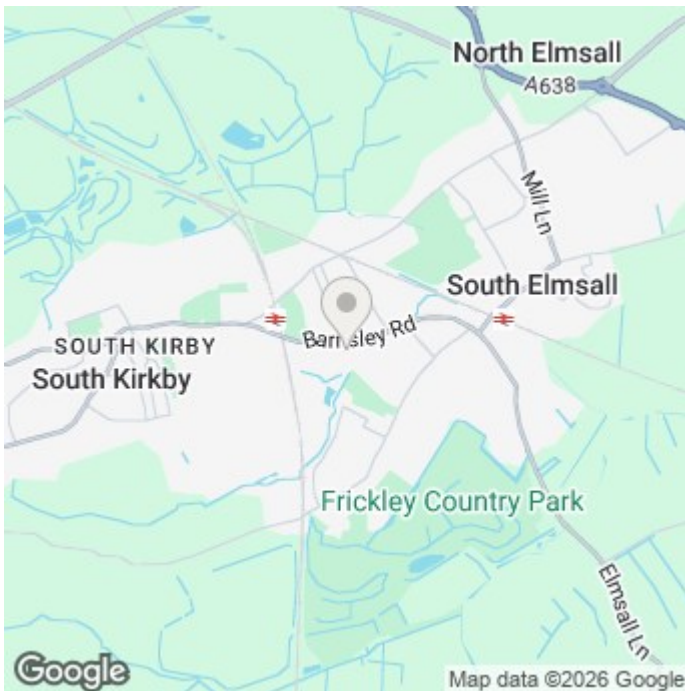




Floor Plan



TOTAL FLOOR AREA: 897 sq ft (82.4 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in full by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operating or efficiency use or price. Made with Metropac 02/22



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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