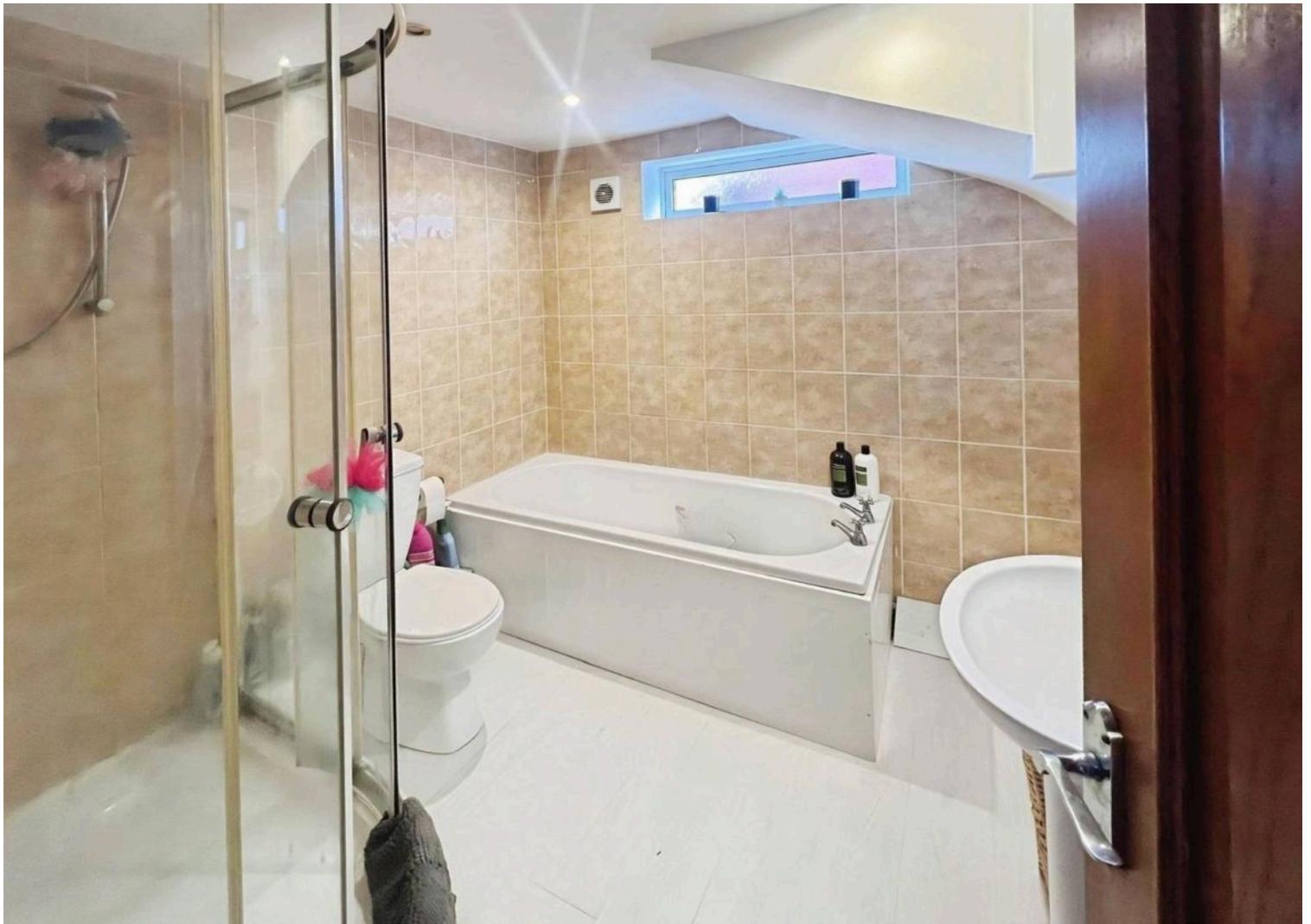


131 St. Helens Street, Elsecar

£175,000 Freehold

This three-bedroom semi-detached home offers an open-plan lounge/diner, modern kitchen, bathroom, conservatory, Garage and gardens to front and rear.









This three-bedroom semi-detached family home offers well-planned accommodation, making it ideal for a **range of buyers**.

The property opens directly into a spacious **open-plan lounge/diner**, providing a flexible layout well-suited to modern family life. The **kitchen** is fitted with a **range of modern units**, wood-effect worktops, a built-in oven, and an extractor hood, creating a practical and functional cooking space.

To the rear, there is a **conservatory** which opens onto a **patio garden**, offering additional living space and a pleasant outlook over the outdoor area.

On the first floor, a landing gives access to **two bedrooms of good proportions**, together with a bathroom comprising a **shower cubicle and white suite**, including W.C.

Stairs lead up to a **further bedroom on the upper floor**, providing additional accommodation.

Externally, the property benefits from **gardens to both the front and rear**, along with a **driveway**. To the rear, there is also a **garage**, providing further parking or storage options with off-street parking.

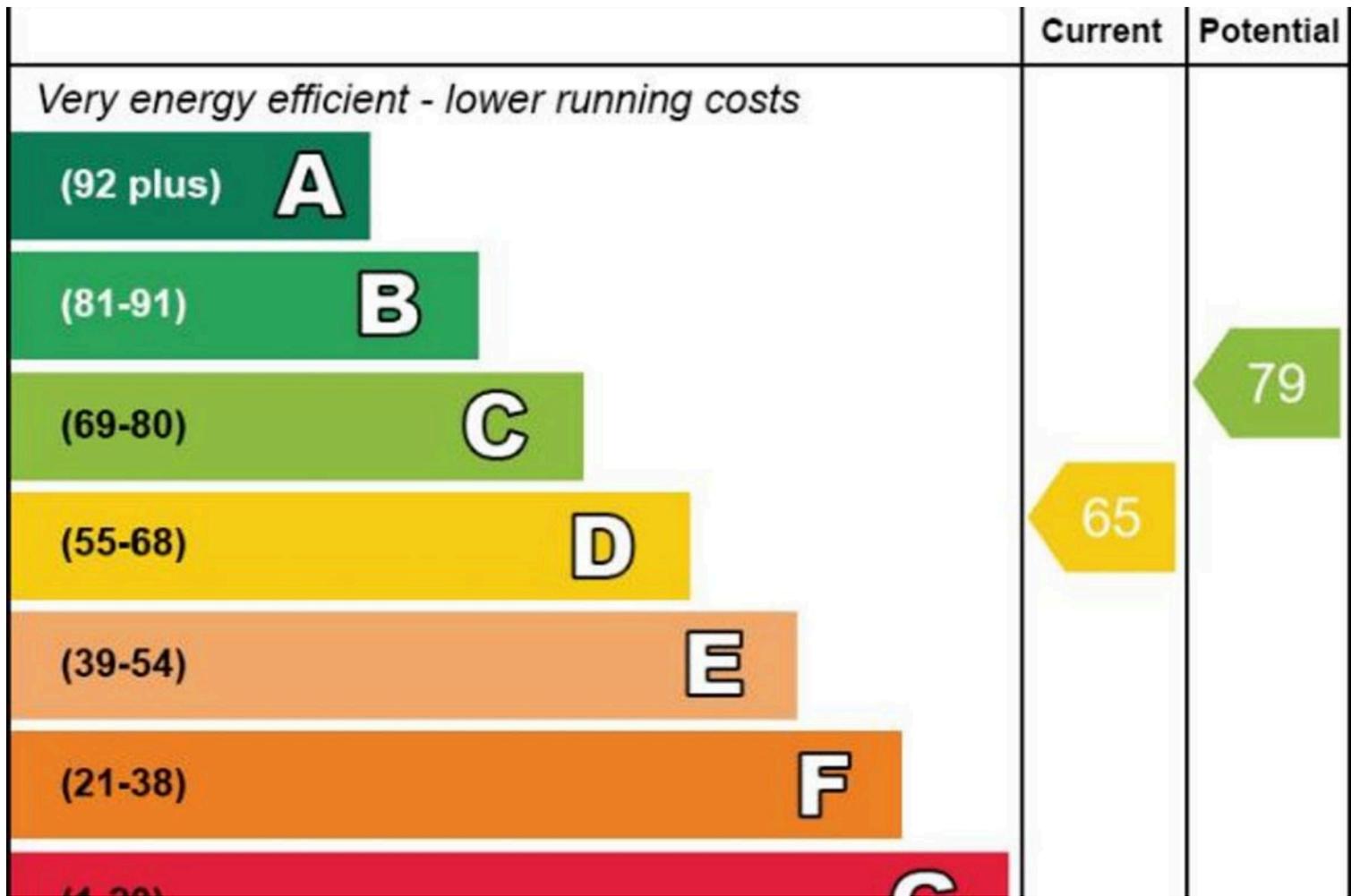
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom
- Semi Detached Property
- Driveway providing off-street parking
- Transport links with Elsecar train station and the M1 nearby
- Conservatory to rear
- Off Road Parking



Disclaimer:

The information provided in this listing is for general guidance only and does not constitute any part of an offer or contract. While every effort has been made to ensure accuracy, we cannot guarantee the completeness or reliability of the details. Measurements, descriptions, and other information are given as a general guide and should not be relied upon as statements of fact. Prospective purchasers are strongly advised to conduct their own independent investigations, surveys, and enquiries – particularly in relation to planning permissions, permitted use, structural condition, and legal title. We accept no liability for any errors, omissions, or misinterpretations that may arise from the information provided. All interested parties should seek appropriate professional advice before proceeding.



