



99 Ingelborough Drive , DN5 7AB

£185,000 Offers In Region Of
Tenure Freehold

- Extended
- Desirable Location
- Private Rear Garden
- No Chain
- Contemporary Throughout
- Off Road Parking
- Vacant Possession

Located within a close proximity of notable places such as the Cusworth Hall Museum, Sainsbury's Local supermarket, and various family eateries, this attractive and extended property offers a total of 76 square meters of well designed living space, and would suit first time buyers or families alike. The ground floor provides a welcoming atmosphere with a cosy and welcoming lounge and an extended kitchen diner with contemporary fitted kitchen and outlooks over the garden. Ascending to the first floor, you'll find three good sized bedrooms and the property also boasts a spacious contemporary bathroom with large shower enclosure. Externally there is a well laid out garden and storage shed as well as exterior access to a separate WC and plenty of off street parking available. This property presents a unique opportunity to live amongst it all- within a stone's throw from dining, shopping, and tourist attractions.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	83
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC