



**13 Town View Avenue, DN5 7UF**  
**£199,950 OffersInRegionOf**  
**Tenure Freehold**

Step into this cozy two bedroom gem of a property with views to die for! Nestled in this prestigious semi-rural cul-de-sac the property is surrounded by open fields. As you enter the property from the gravel driveway there is a modest entrance porch leading to the cosy lounge with gas fire. This leads to an open plan kitchen diner with a contemporary kitchen that has only been fitted a matter of months and integrates a fridge freezer, oven and hob. The current vendors have also cleverly utilised the space under the stairs for a tumble dryer. Ascend to the second floor and there are two good sized double bedrooms and the contemporary family bathroom. The second bedroom gives you the opportunity to gaze over the rear enclosed garden and its associated views over Doncaster hence the street name! This sought-after property is perfectly positioned between some of the area's most celebrated hotspots. For families, the well-regarded Ridgewood School is a stone's throw away or if you're in the mood for socializing, relax in the convivial atmosphere of the Scawsby Mill. Buyers can enjoy the perfect balance of convenience and rural locality with this wonderful property that also boasts off road parking. Call Welcome Homes to arrange a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not energy efficient - higher running costs	
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