



**9 Mayfield Road, DN5 8AX**  
**£180,000 Offers In Region Of**  
**Tenure Freehold**

- Contemporary Kitchen and Bathroom
- Low maintenance garden
- Situated in a quiet cul-de-sac
- Extended
- Downstairs WC
- Garage
- Sunroom
- Off Road Parking

This inviting 120 square meter property provides a beautiful blend of space and coziness with its extended ground floor and large sunroom. The central and heartwarming kitchen is stylish and contemporary with ingetrated fridge freezer. This is at the heart of the house and is surrounded by the large dining room on one side and the living room on the other that seamlessly extends into a cheerful sunroom. Adding to the appeal of the property is also the fact that it has a downstairs WC to boot! . The first floor houses two comfortable bedrooms and a sizable bathroom equipped with a p-shaped bath, making it an ideal setup to retreat and relax. Externally the landscaped garden is low maintenance with its artificial turf and relatively private outlook .There is also an Indian paved patio and separate garage. The property enjoys a desirable location nestled into the corner of this quiet cul-de-sac in Sprotbrough. Commuting is a breeze owing to the close proximity to the Town Centre, public transport and major road networks. Nearby locales include the quaint neighborhood of Sprotbrough and the delightful Trans Pennine Trail. It's an opportune property discerningly achieving comfort, practicality, and accessibility.



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	83
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC