



**9 Richmond Road , DN5 8TB**  
**£185,000 OffersInRegionOf**  
**Tenure Freehold**

- **NEW ELECTRICS AND BOILER FOR PEACE OF MIND**
- **SLEEK MEDIA WALL IN THE LOUNGE**
- **5-MINUTE WALK TO LOCAL AMENITIES & SCHOOLS**
- **WITHIN WALKING DISTANCE TO LOCAL SCHOOLS**

Experience the perfect blend of comfort and style in this charming 3-bedroom semi-detached property, spread across 64 square meters of thoughtfully designed living space.

Upon entering, you'll be greeted by an inviting room on the ground floor, ideal for both relaxation and entertaining. The large lounge features a sleek media wall, perfect for cosy movie nights or displaying your favourite media setup. This space flows seamlessly into a contemporary fully functional kitchen, offering plenty of storage, stocked with a stove, ready to bring out your culinary skills. The south-west facing garden ensures plenty of natural light throughout the day, making the space perfect for enjoying outdoor meals or gardening.

Upstairs, a well-planned floor layout features three versatile bedrooms, each waiting for you to personalise—whether you envision a peaceful master bedroom, a cosy nursery, or perhaps a home office. Adjacent to these rooms, you'll find a neatly equipped bathroom, complete with a shower and a vanity sink to meet all your essential needs.

This home is completely refurbished with new electrics and a new boiler, ensuring modern comfort and peace of mind. The landscaped, low-maintenance gardens to both the front and rear offer a generous amount of space for outdoor living and relaxation.

The property is situated in the popular location of Scawsby, just a stone's throw from Cusworth Hall, Courty Park, and the Trans Pennine Trail—perfect for outdoor enthusiasts and nature lovers. You'll also enjoy the convenience of being a 5-minute walk from a wealth of local amenities, schools, and excellent transport links, making everyday life incredibly accessible.

This home effortlessly merges functional living spaces with a comfortable, easy-going lifestyle. It's the perfect backdrop to house your dreams and everyday routines, offering the potential to truly make it your own.



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	88
(69-80) C	
(55-68) D	63
(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