



60 York Road, DN5 8RP

**£150,000 Offers Invited
Tenure Freehold**

- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- GREAT DOWNSTAIRS SPACE
- GATED DRIVEWAY
- TWO BEDROOM SEMI DETACHED
- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE
- OPEN PLAN LIVING

This delightful two-bedroom semi-detached home offers a fantastic opportunity for buyers looking to add their own personal touch. While some modernisation is needed, the property has great potential, boasting a spacious layout, a double garage, and a large driveway.

The ground floor features a bright and airy open-plan living and dining area, seamlessly flowing into the kitchen, which provides direct access to the garden.

Upstairs, there are two generously sized double bedrooms, making this an ideal home for first-time buyers or a small family. The family bathroom is conveniently located on this floor.

Outside, the southwest-facing garden is perfect for enjoying the sun, while the exceptionally large driveway offers parking space for at least six cars, along with a double garage for extra storage or workshop space.

Located just a short drive from the town centre and within easy reach of local amenities, this home is a great choice for families, first-time buyers, or investors looking to add value.

Don't miss out—book your viewing today and discover its full potential!



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