



11 Farcliff, DN5 7RE
£280,000 GuidePrice
Tenure Freehold

- **LARGE PLOT AND GARDENS**
- **PERFECT FAMILY LIVING SPACE**
- **EASY ACCESS TO A1 MOTORWAY &**
- **NEARBY TRAIN STATION**
- **HIGHLY DESIRABLE LOCATION**
- **GARAGE**

This charming 3-bed detached home, located in the highly sought-after Sprotbrough village, offers a spacious 110 square meters of living space, blending comfort and practicality for modern living. Although the property is well-maintained, it presents an excellent opportunity for someone to add their own personal touch and make it their own.

The ground floor features a well-sized garage adjoining the house, which offers the potential for further extension (subject to planning permission). The main living areas include a generous living room, a spacious dining room, and a convenient water closet. The property also boasts a good-sized family kitchen, complete with a gas hob and integrated oven, perfect for all your culinary needs.

Upstairs, you'll find three good-sized bedrooms, each offering ample space and versatility. These rooms could easily be utilised as a nursery, office, or playroom, depending on your needs. A well-appointed bathroom with a shower completes this floor, adding to the overall convenience of the home.

The property is ideally situated close to a variety of local amenities. Within walking distance, you'll find delightful eateries such as The Boat Inn, a stylish wine bar, an Indian restaurant, and a lovely tea room. For nature enthusiasts, Sprotbrough Flash and the Trans Pennine Trail offer great opportunities for outdoor activities. Cusworth Hall is also just a short drive away. The area offers a local chemist, doctors, and reputable schools and nurseries, making it an ideal location for families. In addition, the property is conveniently close to key transport links, providing easy access to nearby areas.

Sprotbrough is a highly desirable village for both families and professionals, offering a peaceful village lifestyle with excellent amenities and transport connections.

This property combines space, functionality, and tremendous potential to be transformed into a modern family home, all in the heart of the sought-after Sprotbrough village.



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	
(69-80) C	
(55-68) D	80
(39-54) E	67
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC