



2 Melling Avenue, DN5 8EQ

£260,000 Offers Invited

Tenure Freehold

- IMMACULATE 4 BEDROOM FAMILY HOME
- DOWNSTAIRS WC
- UTILITY ROOM
- READY TO MOVE IN
- CONTEMPORARY KITCHEN
- TRIPLE DRIVEWAY
- SOUGHT AFTER AREA

This beautifully extended four-bedroom semi-detached home is located in the sought-after area of Sprotbrough, offering spacious and modern living ideal for families. The heart of the home is the large open-plan kitchen and dining area, which features a stylish island, a range cooker, and integrated appliances. With luxury vinyl flooring throughout and bifold doors leading into the garden, the space is bright, contemporary, and perfect for entertaining.

The property also includes a generous lounge, a separate WC, and a practical utility room. Upstairs, there are four well-proportioned double bedrooms, providing ample space for a growing family. A family bathroom and a separate shower room add to the home's practicality.

Outside, the large garden offers plenty of space for relaxation and outdoor activities, while the spacious driveway provides parking for multiple vehicles. The location is excellent, within walking distance of local shops, charming tea rooms, a wine bar, and the popular Boat Inn pub. Families will benefit from access to a highly regarded school and nurseries, while outdoor enthusiasts can enjoy scenic walks along the Trans Pennine Trail. With excellent transport links to the town centre, this property perfectly combines comfort, convenience, and modern living.



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	