



31 Clearwell Croft, DN5 8UL

**£165,000 OffersInRegionOf
Tenure Freehold**

Now Available – 31 Clearwell Croft, Cusworth

We’re delighted to present this extended two-bedroom home, ideally located in the desirable and family-friendly area of Cusworth.

Set on a generous plot with off-road parking, the property offers both comfortable living and exciting potential, whether you're looking to make this your home or seeking a smart Buy-to-Let investment.

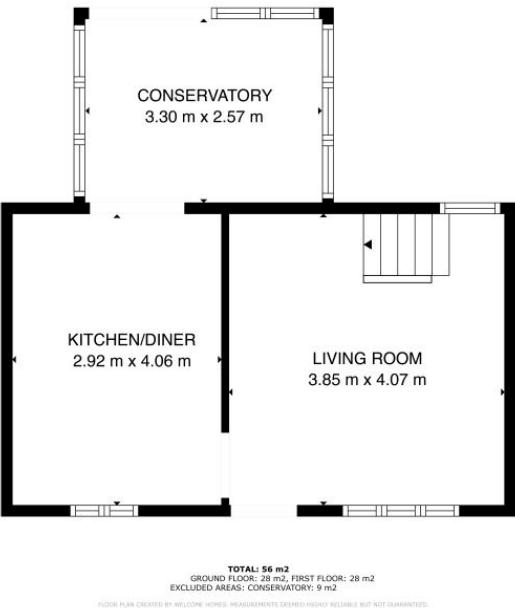
Inside, a generous open-plan lounge creates a bright and welcoming atmosphere, perfect for relaxing or entertaining. The rear conservatory adds versatile space, ideal for a second sitting area, playroom, or home office.

The kitchen is fitted with a gas hob, electric oven, and ample storage. Upstairs, you’ll find two double bedrooms and a modern family bathroom, creating a well-balanced layout for a couple, small family, or a Buy-to-Let opportunity.

Set within a quiet residential cul-de-sac, the location is hard to beat, with highly regarded local schools, a variety of restaurants, a doctor’s surgery, and everyday amenities all close by. Enjoy weekend strolls through Cusworth Hall’s historic parkland, or cycle along the nearby Trans Pennine Trail. Commuters will appreciate the easy access to the A1, offering quick links to Doncaster, Sheffield and beyond.

With strong local rental demand and competitive yields, this property also presents an attractive investment opportunity, combining a great location with low maintenance and future growth potential.

Whether you're stepping onto the property ladder or building your portfolio, this is a home that ticks all the boxes.



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		86
(69-80) C	69	
(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	