



23 Crossfield Lane , DN6 8PN

**£170,000 Offers In Region Of
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **LARGE DRIVEWAY FOR SEVERAL CARS**
- **MOVE IN READY**
- **3 DOUBLE BEDROOMS**
- **OPTIONAL BAR / GYM / OFFICE**
- **IDEAL FOR FIRST TIME BUYERS**

Nestled in the popular area of Old Skellow, this beautiful three-bedroom semi-detached home offers the perfect blend of modern style and comfortable living. From the moment you arrive, the impressive frontage and large driveway—providing ample parking for multiple cars—set the tone for the quality found throughout.

Inside, the home opens up into a stunning open-plan kitchen, dining and living area designed for modern family life. The lounge and dining spaces feature stylish media walls, while the kitchen is finished to a high standard with Venetian plaster detailing, a range cooker, plenty of storage, and a granite breakfast bar that creates the ideal spot for casual dining or entertaining.

Upstairs, the property continues to impress with panelling along the stairs and landing adding a touch of character. There are three generously sized bedrooms and a contemporary family bathroom, all beautifully presented and ready for new owners to move straight in.

Outside, the garden offers an excellent extension of the living space, complete with a versatile outbuilding that can be used as a home office, gym or bar—perfect for today’s lifestyle needs.

Located close to local amenities and offering fantastic access to the A1 motorway, this home combines convenience with style. Ideal for first-time buyers or families looking for a move-in ready property, it’s a home that truly has it all.



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	75	81
(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	