



72 Inglebrough Drive , DN5 7AF

**£185,000 Offers In Region Of
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **SOUGHT AFTER AREA**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**
- **GENEROUS GARDEN**
- **SHORT WALK TO LOCAL PUB**

A charming three-bedroom semi-detached home tucked away in a lovely cul-de-sac in the ever popular Sprotbrough, offering fantastic potential for first-time buyers or investors alike.

This well-proportioned property features a gated driveway providing secure off-road parking, along with a welcoming entrance that leads to a convenient downstairs WC and useful built-in storage.

The kitchen is fitted with a single built-in oven and gas hob, while the spacious lounge and dining areas offer ideal family living and entertaining space.

Upstairs, you will find three good-sized bedrooms, along with a modern family bathroom complete with a large shower enclosure.

Outside, the property boasts a generous, family-friendly garden, perfect for children to play or for creating your own outdoor haven.

Situated in Sprotbrough, the location offers a wonderful lifestyle with beautiful riverside walks, a quaint tea room, local coffee shops, the well-regarded Otto Wine Bar, and the characterful Boat Inn, all within easy reach.

With so much scope to personalise and add value, this home represents a superb opportunity in a highly sought-after location.



TOTAL: 94 m²
Ground floor: 51 m², First floor: 43 m²
EXCLUDED AREAS: ROOM: 8 m², UNDEFINED: 2 m², WALLS: 10 m²
FLOOR PLANS CREATED USING COMPILED MEASUREMENTS. MEASUREMENTS OBTAINED FROM VISUAL INSPECTION ONLY. NOT GUARANTEED.

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		
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