



2 Wensleydale Road, DN5 8SS
£170,000 Offers In Region Of
Tenure Freehold

- **VACANT POSSESSION**
- **Corner Plot**
- **OFF ROAD PARKING**
- **No Chain**
- **RECENT RENOVATION**
- **Popular Location**
- **Enclosed rear garden**

GUIDE £170,000 - £180,000 The home benefits from a generous front garden, creating an attractive first impression and providing a pleasant outdoor space. Inside, the property has been well maintained and features a stylish newly fitted contemporary bathroom with elegant marble-style finishes, adding a modern touch to the home.

The accommodation includes two spacious double bedrooms and a comfortable single bedroom, offering flexible living space ideal for families, guests, or a home office.

Ideally positioned in a highly convenient location, the property is close to a range of local shops, schools, and everyday amenities, while also offering excellent access to Doncaster town centre and nearby motorway links, making it perfect for commuters.

Offered to the market with no onward chain, this fantastic home provides a smooth and straightforward purchase for buyers seeking a property that combines comfort, convenience, and great value.



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	90
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC