



47 Cooke Street, DN5 0DA
£115,000 Offers In Region Of
Tenure Freehold

- Chain Free
- Well presented throughout
- Direct links to Doncaster, Leeds and London
- Really popular residential location
- OIRO £115,000
- Two double bedrooms
- Short walk to Bentley Train Station

Welcome Homes are delighted to present this well-maintained and deceptively spacious two-bedroom home, set within a really popular residential location in Bentley, ideal for first-time buyers, downsizers or investors.

Offered to the market chain free, this property provides a straightforward and stress-free purchase, perfect for buyers looking to move quickly.

The property is presented in clean, neutral condition throughout, allowing any buyer to move straight in while still offering scope to personalise over time.

To the ground floor, the home benefits from a bright and welcoming living room, along with a separate dining room, offering flexibility rarely found at this price point and perfect for both everyday living and entertaining. To the rear, a fitted kitchen provides ample storage and workspace, with direct access to the garden.

Upstairs, the property comprises two generous double bedrooms, both well-proportioned and filled with natural light. A spacious family bathroom completes the first floor, featuring a full-sized bath and a fresh, well-kept finish.

Externally, the property enjoys a generous rear garden, offering excellent outdoor space with potential to enhance.

Situated in a really popular and well-established area of Bentley, the home is just a short walk from Bentley Train Station, offering direct links to Doncaster, Leeds and London, making it ideal for commuters.

Chain free and offering space, location and excellent connectivity, this property is expected to attract strong interest.

Don't miss out – contact Welcome Homes today to arrange your viewing.



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	87
(69-80) C	70
(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