



79 Denby Street, Bentley, Doncaster, DN5 0JF

Welcome to Denby Street, Bentley, Doncaster - a charming mid-terrace house that is perfect for first-time buyers or savvy investors looking for a promising opportunity. This delightful property boasts not just one, but two inviting reception rooms, offering ample space for relaxation and entertainment. Imagine the possibilities for creating your own cosy living room and a separate elegant dining area.

With two spacious bedrooms, this house provides a comfortable and tranquil retreat for its residents. Whether you are looking to set up a home office, a guest room, or simply a peaceful sanctuary to unwind after a long day, these bedrooms offer versatility and comfort. Convenience is key, and this property does not disappoint. Situated close to all local amenities and bus routes, you'll have everything you need right at your doorstep. From shops to schools, parks to public transport, this location offers the perfect blend of accessibility and community living. Don't miss out on the chance to make this house your home or a lucrative addition to your investment portfolio. Embrace the potential of Denby Street - where comfort, convenience, and opportunity meet.

Offers in the region of £95,000

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- No chain
- 2 good sized bedrooms
- Council tax A
- Great for first time buyers or investors
- offers in region of £95,000
- 2 Reception rooms
- Close to all local amenities and bus routes
- EPC D

Lounge

Dining room

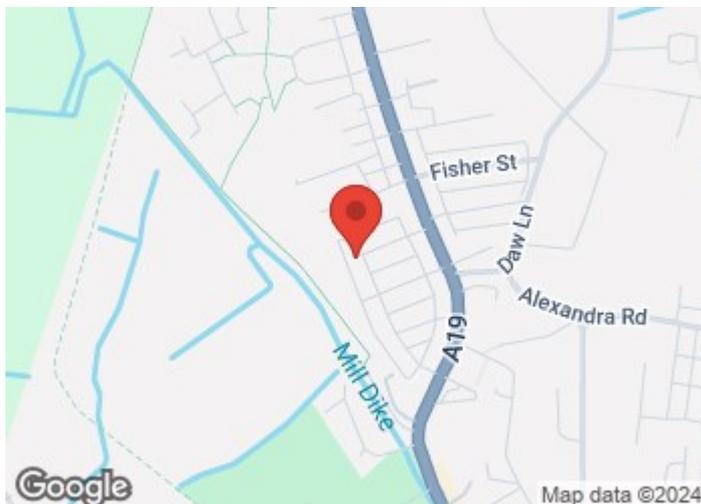
Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom

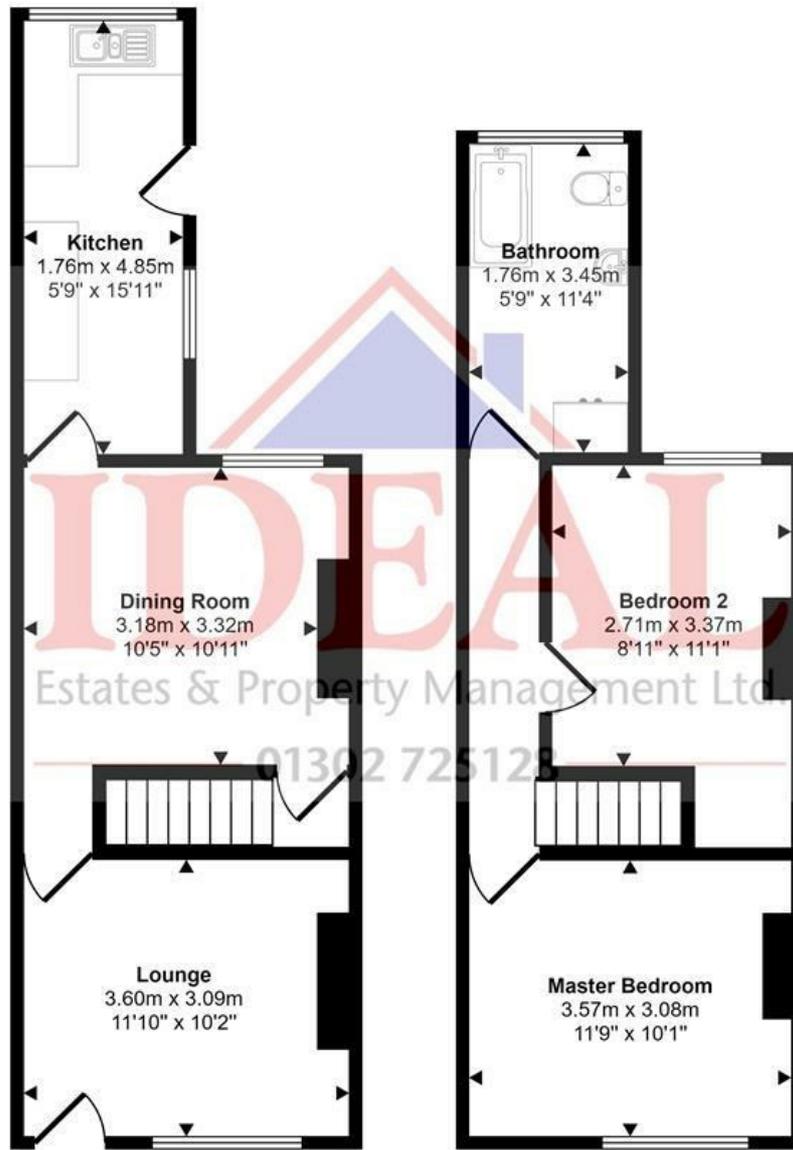


Directions



Floor Plan

Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		56	69				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	