



## 10 Farndale Road, Scawsby , Doncaster, DN5 8SH

Situated in a well-established residential area, this traditional three-bedroom semi-detached property offers generous living accommodation and fantastic potential for improvement throughout. Offered to the market with no onward chain, the property is ideal for purchasers seeking a renovation project.

The accommodation briefly comprises an entrance hallway leading into a spacious through lounge/dining room, benefiting from a large bay window allowing plenty of natural light. The kitchen provides access to the rear garden and offers ample scope for refurbishment and redesign.

To the first floor are three well-proportioned bedrooms, including two spacious doubles, one of which benefits from fitted wardrobes and storage. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys a low-maintenance frontage with a driveway & a generous enclosed rear garden, detached garage and patio area, ideal for outdoor seating and entertaining.

Conveniently positioned close to local schools, shops, transport links and other amenities, this property represents an excellent opportunity for families, investors or buyers looking to put their own stamp on a home.

Early viewing is highly recommended to fully appreciate the size, location and potential on offer.

**Offers in the region of £145,000**

# 10 Farndale Road, Scawsby , Doncaster, DN5 8SH



- Three-bedroom semi-detached property
- Offered for sale with no onward chain
- Excellent renovation and modernisation opportunity
- Spacious through lounge/dining room
- Two generous double bedrooms
- Family bathroom
- Detached garage and enclosed rear garden
- Popular residential location close to local amenities
- Council Tax Band A
- EPC Rating: To Follow

## Entrance

3'4" x 4'8" (1.04 x 1.43)

## Bathroom

5'6" x 6'3" (1.70 x 1.93)

## Lounge/Diner

11'11" x 25'10" (3.65 x 7.89)

## Kitchen

5'3" x 11'1" (1.61 x 3.38)

## Storage

2'9" x 2'10" (0.84 x 0.87)

## Master Bedroom

9'3" x 14'0" (2.82 x 4.28)

## Bedroom 2

7'1" x 11'5" (2.16 x 3.50)

## Bedroom 3

5'4" x 8'7" (1.64 x 2.64)



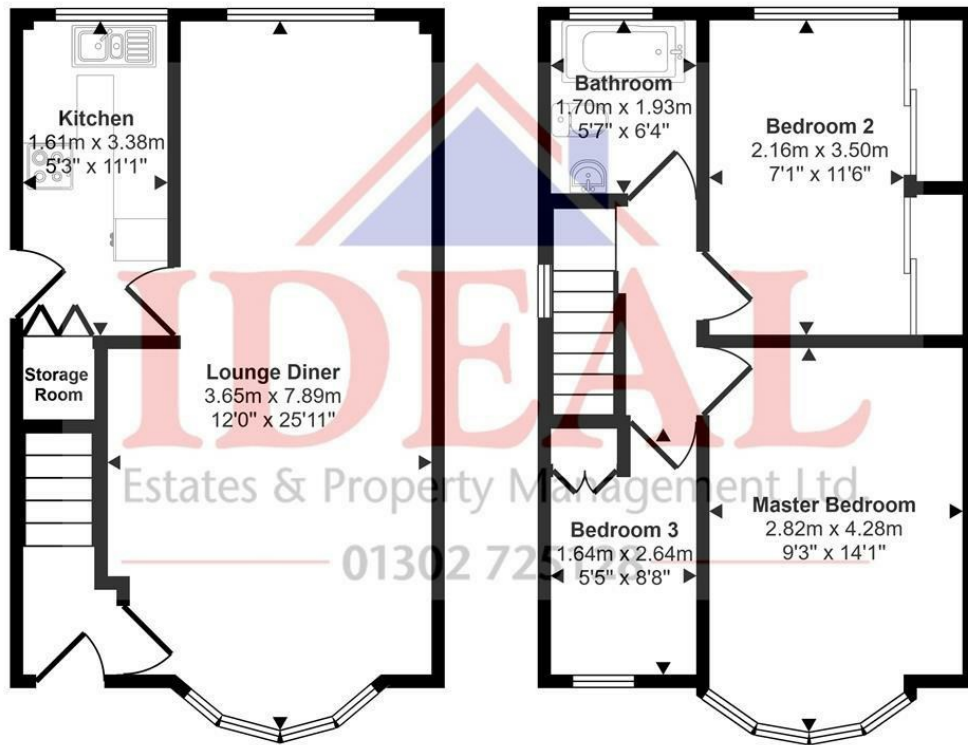
## Directions

Scawsby is a suburb of Doncaster, South Yorkshire, England. It is situated approximately 2 miles north-west of the city centre on the A635 road to Barnsley close to its terminus with the A638.



# Floor Plan

Approx Gross Internal Area  
69 sq m / 739 sq ft



Ground Floor  
Approx 34 sq m / 365 sq ft

First Floor  
Approx 35 sq m / 374 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 <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
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