



**6 Farcliff, DN5 7RE**  
**£310,000 OffersInRegionOf**  
**Tenure Freehold**

- Vacant Possession
- Detached
- Sprotbrough Village
- Prime Location
- Huge Potential
- No Chain
- Garage
- Downstairs WC
- Off Road Parking

Step into the epitome of idyllic suburban living with this charming family home that perfectly marries timeless elegance with all the comforts of intelligent design. Sprawled across a generous 111.0 square meters, this property exudes a welcoming ambiance from the moment you step through its doors. The ground floor thoughtfully features a sun-soaked living room, a separate and spacious dining room and the generous kitchen. The addition of a downstairs WC and an integral garage, provides absolute functionality for the modern family. Ascend to the first floor boasting three generous bedrooms and the family bathroom. The location on this listing is really the clincher with an array of attractions, walks and reputable eateries on your doorstep as well as top-ranking educational institutions. The potential for this property is obvious for all to see so and it isn't just a property – it's a lifestyle. Call Welcome Homes to book a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	74
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC