



62 Tenter Balk Lane, DN6 7EF
£255,000 GuidePrice
Tenure Freehold

- Purpose-built garden studio with annexe potential
- Private, low-maintenance, expansive garden
- Beautifully presented 3-bed family home
- Downstairs WC and separate utility room
- Two minute drive to the A1 Motorway

Beautiful Family Home with Kerb Appeal, Private Garden & Garden Studio with Annexe Potential
Guide Price £255,000 – £265,000

This beautifully presented family home combines standout kerb appeal with stylish interiors, flexible living space and a prime position on Tenter Balk Lane, one of the area's most sought-after and well-connected addresses. Thoughtfully updated and rich in lifestyle appeal, it offers excellent access to local amenities, just two minutes from the A1 and five minutes from Adwick train station, providing direct links to Doncaster, Leeds and Leeds beyond.

Ready to be enjoyed this spring, with flexible living space and a private garden, ideally timed for buyers planning ahead for the summer months.

To the front, a concrete imprint block-paved driveway provides generous off-street parking and leads to a powered garage with additional front storage, ideal for bikes, tools or everyday essentials. Inside, a welcoming hallway sets the tone and flows through well-planned spaces designed with family life in mind.

The bright lounge features a step-in bay window and a bespoke statement media wall, creating a warm yet contemporary space to relax. To the rear, the open-plan dining kitchen forms the heart of the home... sleek, modern and designed for both everyday living and entertaining. This space opens seamlessly into the fully insulated conservatory, extending the living area year-round. A downstairs WC and utility area add further practicality. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom, complete with a P-shaped bath and stylish vanity unit.

Outside, the private rear garden offers a peaceful, secluded setting, backing onto open school fields with no properties behind. A generous lawn and multiple seating areas create the perfect backdrop for family life, outdoor dining or relaxed entertaining.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	