



## 255 Bentley Road, Bentley , Doncaster, DN5 9TG

Offering deceptively spacious accommodation throughout, this homely two-bedroom mid-terrace property is arranged over three floors and presents an excellent opportunity for first-time buyers, families, or investors.

The property provides versatile basement accommodation that could also be utilised as a home office, hobby room, or additional living space. The first floor serves as the heart of the home, featuring a fitted kitchen and two generously sized reception rooms, offering ample space for both relaxing and entertaining.

To the second floor are two further bedrooms and the family bathroom. Prospective purchasers should note that access to the bathroom is gained via the second bedroom.

Externally, the property benefits from off-road parking to the rear and a detached garage with electricity, providing excellent storage or workshop potential.

Ideally situated close to a range of local amenities, the property is located on a bus route and is within easy reach of Bentley Train Station, making it ideal for commuters. Doncaster City Centre is approximately a 10-minute drive away.

Viewing is highly recommended to fully appreciate the generous proportions and versatile accommodation on offer.

**Offers in the region of £130,000**

# 255 Bentley Road, Bentley

, Doncaster, DN5 9TG



- Spacious two-bedroom mid-terrace property arranged over three floors
- Family bathroom accessed via the second bedroom
- Freehold tenure
- Council tax band: A & EPC rating: E
- Two generous reception rooms
- Off-road parking to the rear of the property
- Close to local amenities, Bentley Train Station and regular bus routes
- Fitted kitchen located on the main living floor
- Detached garage with electricity supply
- Ideal for first-time buyers or investors, with Doncaster City Centre approximately 10 minutes away

## Porch

3'1" x 3'9" (0.95 x 1.15)

## Lounge

11'11" x 11'6" (3.65 x 3.51)

## Dining Room

11'9" x 11'10" (3.59 x 3.61)

## Kitchen

6'2" x 9'0" (1.90 x 2.75)

## Master Bedroom

11'10" x 12'0" (3.63 x 3.68)

## Bedroom 2

12'2" x 11'4" (3.71 x 3.47)

## Bathroom

6'0" x 8'8" (1.85 x 2.65)

## Storage

12'2" x 10'10" (3.71 x 3.32)

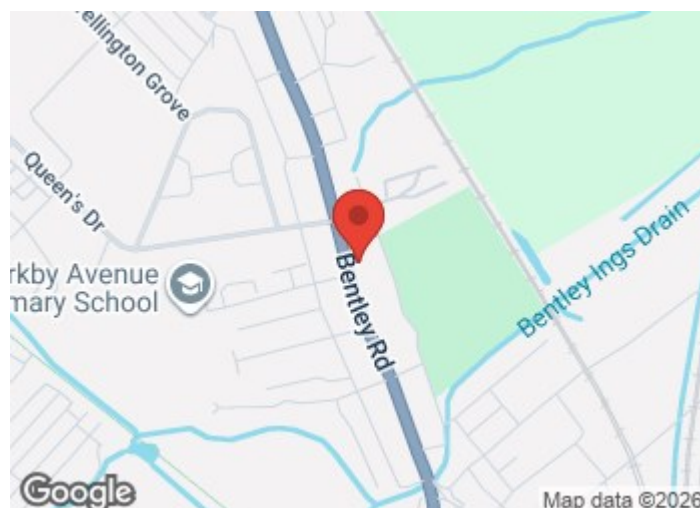
## Cellar

12'1" x 13'1" (3.70 x 4.01)

## Hallway

6'1" x 8'4" (1.87 x 2.56)

## Garage



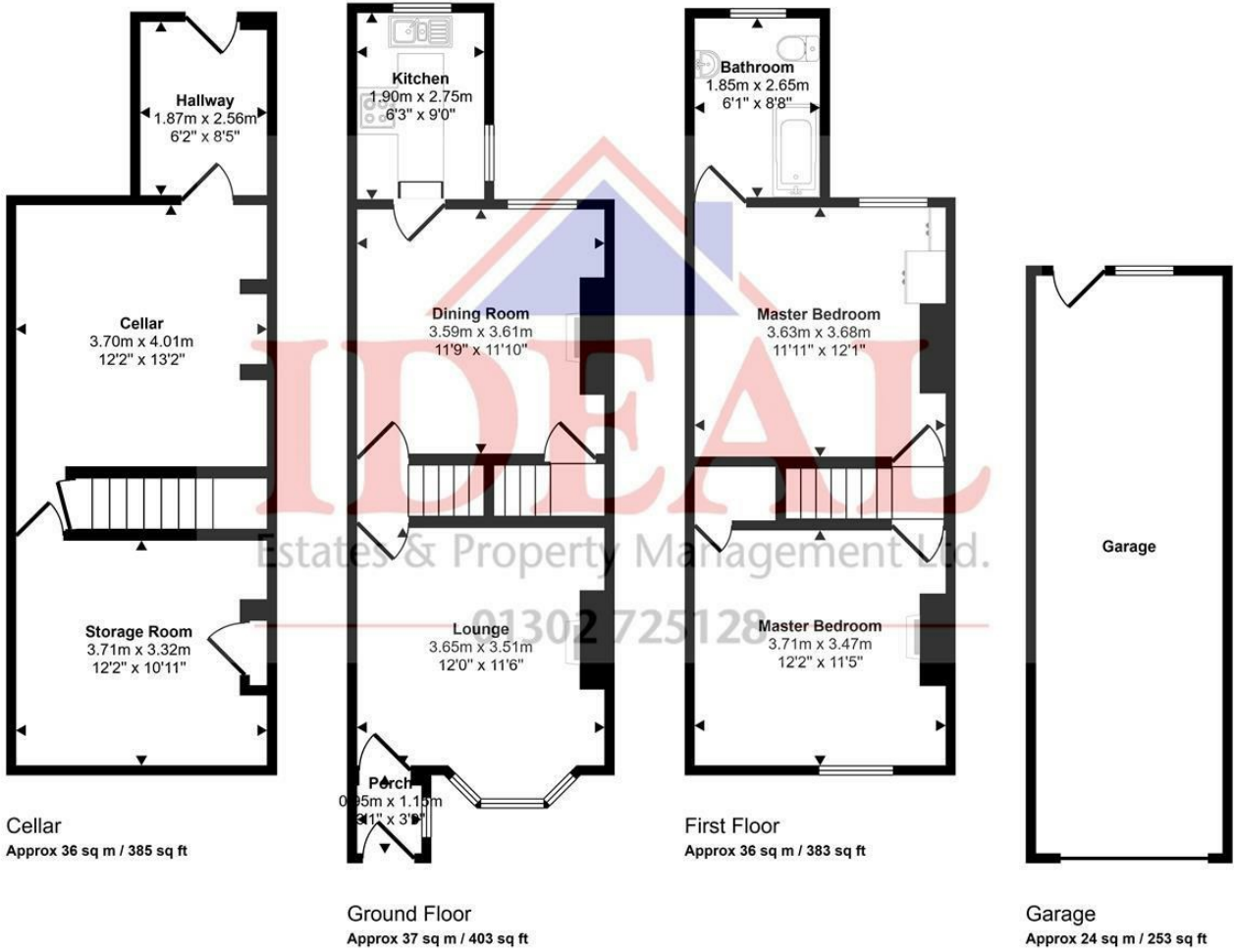
## Directions

Bentley is a suburb of Doncaster in South Yorkshire, England two miles north of the city centre. The population of the ward (also including Arksey, Shaftholme, Toll Bar and part of Scawthorpe) within the City of Doncaster.



# Floor Plan

Approx Gross Internal Area  
132 sq m / 1424 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.

