



**65 Clifton Drive, DN5 7NL**  
**£214,950 Offers In Region Of**  
**Tenure Freehold**

- Downstairs WC
- Vacant Possession
- Integral garage
- Large bathroom
- Rare Opportunity
- Perfect for first time buyers
- Utility Room
- No Chain

With bags of potential and an enviable location, this spacious family home has much to offer and a wonderful feel. It is easy to see how a modest renovation could transform this property into a dream home. With plenty of off street parking you enter the property into the generous entrance hall with the downstairs WC ahead. To the right is the large open plan lounge diner with feature fireplace and through patio doors you are in a lovely and bright sunroom overlooking the garden. The property keeps on giving as you discover that the kitchen leads to a separate utility room, a side entrance with porch and an integral garage. The kitchen is a good size with wooden wall and base units and integrated fridge freezer. As you ascend to the first floor there are two large double bedrooms and an ample single room as well as a vast bathroom. Externally the rear garden is lawned and backs onto Richmond Hill School. The area has always been desirable due to its excellent schools as well as a host of amenities, family friendly restaurants and easy access to travel and transport networks. 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	
(55-68) D	
(39-54) E	
(21-38) F	
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