



14 Newbold Terrace, DN5 8HR
£125,000 GuidePrice
Tenure Freehold

- Walking distance to Cusworth Hall, Museum and Park
- No Chain
- Desirable Location
- Off Road Parking
- Extended
- Garage
- Vacant Possession

****Guide £125,000 to £135,000**** Perfect for first time buyers or a sound investment opportunity, this two bedroom property enjoys a prime location within a few minutes walk of the trans pennine trail and a short walk from Cusworth Hall and Country Park. Although the property is in need of modernisation it invites those buyers looking to put their own stamp on this extended family home. With plenty of off street parking the property boasts a low maintenance rear garden and its own garage as well as a car port originally designed to store a caravan/motorhome. The ground floor comprises a spacious lounge with bay window and an extended dining kitchen. The boiler housed in the kitchen is less than 5 years old meaning one of the largest renovation expenses is spared. Upstairs there are two good sized bedrooms and a family bathroom that benefits from a walk in shower.

The location is extremely desirable due to its convenient presence close to excellent schools, great restaurants and days out as well as being only a short drive into the town centre. Dont miss this opportunity to turn this property into a fabulous family home. Call Welcome Homes to arrange a viewing



Environmental Impact (CO ₂) Rating	
	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	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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