



71 Kempton Park , DN5 8UB

**£240,000 Offers In Region Of
Tenure Freehold**

- **Off Road Parking**
- **Rare Opportunity**
- **Cusworth Hall and Country Park on your doorstep**
- **Vacant Possession**
- **No Chain**
- **Garage**
- **Conservatory**

Literally a stones throw from Cusworth Country Park this spacious bungalow has an abundance of potential and could be transformed into a stunning and contemporary family home or a tranquil retirement spot. With a degree of modernisation required the property has the foundations of suiting any lifestyle and boasts off road parking, its own attached garage and a conservatory. The rear garden offers a lot of privacy and is a perfect blend of easy maintenance and established flora and shrubs. The kitchen has been extended to create a larger space and is adorned with high quality wall and base units. The sprawling lounge diner is a fabulous open plan space offering a myriad of different possibilities and it is clear to see that this two bedroom property could be converted to a three bedroom property with little intervention if required. The existing bedrooms are both doubles and there is also a very practical and generously sized walk-in wardrobe/cloakroom off the hallway. The addition of the conservatory adds a further injection of serenity to the property enabling buyers to enjoy the view over the garden. The bathroom is fully tiled and fitted with a contemporary three piece bathroom suite.

The popularity of the location speaks for itself and offers lovely rural walks as well as the convenience of access to transport and travel networks, shops and highly renowned restaurants, bars and cafes. Dont miss this once in a lifetime opportunity - call Welcome Homes to book a viewings today



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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