



**57 St Giles Gate, DN5 8TZ**  
**£185,000 Offers In Region Of**  
**Tenure Freehold**

- **Easy access to motorway networks, M18, M1 and A1**
- **Short Walk to School and Local Amenities**
- **Walking distance to Cusworth Hall, Museum and Park**
- **Open Plan Living**
- **South Facing Garden**
- **Move in Ready**

Discover the perfect blend of style and comfort in this stunning two-storey property, boasting a generous 86 square meter footprint. The thoughtfully designed ground floor welcomes you with a spacious living room, a secure garage, and a fully equipped kitchen, ideal for anyone who loves to cook.

Upstairs, enjoy a tastefully designed bathroom featuring a luxurious bathtub, alongside two bright and airy bedrooms that invite your personal touch. This home is perfect for those who value their space, offering an additional living area that can be tailored to your lifestyle—be it a vibrant entertainment zone, a creative arts studio, or a tranquil retreat.

This property is a harmonious blend of charm, convenience, and ample space, catering to discerning buyers in search of comfort and practicality. Experience the timeless appeal paired with modern functionality in this remarkable home—make sure to schedule your viewing today!

Step outside to find a beautifully landscaped rear garden with an inviting outdoor seating area, perfect for cosy nights under the stars. The private garden is south-facing and features low-maintenance astroturf. The front driveway is stylish with its low maintenance concrete imprint design, providing off-road parking for two vehicles, and the property is equipped with double glazing and gas central heating for added efficiency.

Nestled in the highly sought-after village of Cusworth, this home provides easy access to various local amenities, including schools, excellent transport links, and is just a short stroll to Cusworth Hall and Park. Don't miss out on this incredible opportunity—contact the Welcome Homes sales team to book your viewing today!



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	86
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC