



**22 Wroxham Way, DN5 8JY**

**£130,000 Offers In Region Of  
Tenure Leasehold**

- Two Bedroom Maisonette
- Desirable Location
- Surrounded by a wealth of local amenities
- Short Drive To the A1, M18 and M1 Motorway Network.
- Utility Room
- Private Rear Garden

Welcome Homes proudly presents a well presented maisonette in the desirable heart of Cusworth, boasting an impressive 68 square meters that perfectly combines comfort and practicality.

Step into a thoughtfully designed floor plan that welcomes you with an inviting entrance hall and a practical utility room on the ground floor. This home features two spacious double bedrooms, a bright and airy lounge, and a fully equipped kitchen with double-aspect windows that flood the space with natural light. You'll also find a convenient pantry and a family bathroom that fulfills all your needs.

This charming maisonette excels in space and convenience, making it the perfect choice for first-time buyers, downsizers, and discerning investors alike. Enjoy the expansive living space and the fantastic lifestyle this prime location offers.

With the flexibility to transform one of the bedrooms into a home office or guest room, and the utility room providing extra storage or laundry solutions, the customisation possibilities are both abundant and appealing.

This property guarantees a comfortable lifestyle, expertly adapting to your unique needs and aspirations. The area is highly sought after by families, thanks to its immediate access to Cusworth and the Trans Pennine Trail, alongside outstanding schools and countless amenities right at your doorstep. Plus, enjoy effortless access to excellent transport links.

Seize this opportunity to make this remarkable maisonette your own! Call Welcome Homes today at 01302 391302!



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	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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