



14 Williams Road , DN5 8HW
£165,000 Offers In Region Of
Tenure Freehold

- Move In Ready
- Off-Road Parking
- Integral Oven and Hob
- Two Double Bedrooms
- Perfect for first time buyers
- Stunning Kitchen
- Large Garden

Elegant Two-Bedroom Semi-Detached Home in Cusworth

Situated in the highly sought-after area of Cusworth, this beautifully presented two-bedroom semi-detached home is perfectly suited to first-time buyers and is offered in true move-in ready condition.

The property opens into a welcoming entrance hall, leading through to a stylish lounge featuring a panelled feature wall and an attractive bay window, creating a bright and inviting living space. Contemporary black-framed glazed double doors open into the kitchen, enhancing the sense of space and allowing natural light to flow effortlessly throughout.

The kitchen is generously proportioned and offers excellent potential for the addition of a central island, if desired. It is well-equipped with a built-in oven and hob, and further benefits from a useful storage cupboard, ideal for shoes and everyday essentials.

To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from a charming bay window, adding both character and additional space. The second bedroom offers flexibility, currently featuring an optional partition wall which can be retained for additional child-friendly space or removed to create a larger room, depending on individual needs. A modern family bathroom completes the first floor.

Externally, the property boasts a delightful, low-maintenance sun trap garden, enjoying sunlight throughout the day, as well as two sheds providing ample outdoor storage. In addition, there is the advantage of off-road parking.

Ideally located, the property is within close proximity to Cusworth Hall and its surrounding parkland, as well as the town centre. It also offers excellent access to the motorway network, making it particularly convenient for commuters.



Environmental Impact (CO ₂) Rating		Current	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		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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	