



16 Kirkstall Close, DN5 8PB
£200,000 Offers In Region Of
Tenure Freehold

- Beautiful Garden
- Garage and Driveway
- Quiet cul-de-sac location
- South Facing Garden
- No Chain
- Sunroom
- Great access to town and motorway

Kirkstill Close – A Rare Opportunity to Create Your Forever Family Home

Tucked away in a peaceful and highly sought-after cul-de-sac, this charming three-bedroom semi-detached home is the kind of property families wait years for. Lovingly maintained throughout and offered with no onward chain, it combines warmth, space and endless potential in one truly special package.

From the moment you arrive, the attractive setting, private driveway and garage immediately set the tone for this wonderfully cared-for home. Step inside and you are welcomed by a bright entrance hallway leading into a spacious living and dining area — the perfect heart of the home for cosy evenings, family gatherings and entertaining alike.

The kitchen flows seamlessly through to a delightful sunroom, a peaceful space flooded with natural light and offering beautiful views over the garden. Whether enjoying your morning coffee or watching the seasons change, this is a room you will never want to leave.

Upstairs offers two generous double bedrooms, a comfortable single bedroom and a family bathroom complete with a freestanding shower.

Outside is where this home truly shines. The stunning wraparound garden is a real hidden gem, beautifully established with mature trees, colourful planting and well-maintained greenery, creating privacy, character and a wonderful sense of tranquillity. It is the ideal setting for summer BBQs, children playing freely or simply relaxing outdoors. An additional outside WC adds practicality and convenience rarely found in homes like this.

While the property would benefit from some modernisation, it has been exceptionally well cared for, allowing any buyer to move straight in and update at their own pace. It presents the perfect opportunity to create a home tailored entirely to your own taste and lifestyle.

Homes in this location rarely come to market, especially ones offering this much charm, outdoor space and potential. Kirkstill Close is more than just a house — it is a forever home waiting for its next chapter.



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	77
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC