



**12 Woodside Road, DN5 9JZ**  
**£157,000 Offers In Region Of**  
**Tenure Freehold**

- **Vacant Possession**
- **Large Garden**
- **No Chain**
- **Popular Location**
- **Extended**
- **Corner Plot**

Experience the seamless blend of comfort and style in this charming extended, 77.0 square meter property spread across two thoughtfully designed floors. The ground floor houses two cosy reception rooms with an additional nook area to the front, a practical kitchen, fully integrated with a stove, ready to ignite your culinary skills. As you ascend to the first floor, you will discover three well-proportioned bedrooms, offering a canvas for you to incorporate your personal aesthetic touch. Completing the first floor is a well-maintained bathroom, equipped with a relaxing bath setup for those well-deserved stress relief sessions. Abundance of natural light penetrates each corner of this property, adding to its appeal. Externally the property sits in a lovely corner plot on a popular residential estate and enjoys privacy and space with enough off street parking for several vehicles, a private enclosed rear garden and large garage. Here, you are not just investing in a property, but a lifestyle of comfort, convenience, and tranquility. This appealing property is eagerly waiting for you to transform it into your dream retreat.

Viewing is highly recommended in order to appreciate the space on offer and presentation of this property. Situated in a popular location, close to reputable schools, a wealth of local amenities and major travel and transport links, this property certainly ticks all the boxes!



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	
(69-80) C	76
(55-68) D	60
(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