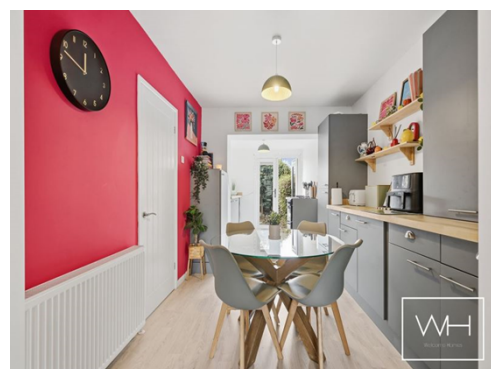




25 Kirkstall close, DN5 8PB

**£200,000 Offers In Excess Of
Tenure Freehold**

- NO CHAIN
- OPEN PLAN KITCHEN LIVING DINING
- UTILITY ROOM
- CORNER PLOT
- LOG BURNER
- SOUGHT AFTER LOCATION
- GROUND FLOOR WC
- IDEAL FOR FIRST TIME BUYERS

EXTENDED THREE-BEDROOM HOME | FANTASTIC CORNER PLOT | DETACHED GARAGE | CUSWORTH HALL ON YOUR DOORSTEP

If you're looking for your first home and want more than the standard three-bedroom semi, this could be the one. Welcome Homes are delighted to bring to the market this spacious and extended three-bedroom semi-detached home, occupying a fantastic corner plot in a sought-after Cusworth location, with Cusworth Hall and its beautiful surrounding parkland right on the doorstep.

Set back behind established mature hedging, the property enjoys a lovely degree of privacy from the front, giving the house a surprisingly private feel despite its convenient location.

Step inside and you'll quickly appreciate just how much space this home has to offer.

The lounge is a fantastic size, with a large front window bringing in plenty of natural light while still benefiting from the privacy provided by the hedging outside. A log-burning stove creates a lovely focal point and adds warmth and character to the room – perfect for cosy evenings at home.

One of the biggest selling points is the ground-floor layout. The property has been extended to create a brilliant open-plan kitchen, dining and living space, giving the whole downstairs a sociable feel that works perfectly for modern family life and entertaining.

There is plenty of room for a family dining table, while the extended kitchen offers a great amount of storage and worktop space. French doors open directly onto the garden, allowing the living space to flow outside during the warmer months. There's also a separate utility room, which is such a useful addition to a family home, together with the convenience of a downstairs WC.

Upstairs are three well-proportioned bedrooms and the family bathroom. The main bedroom is particularly generous, while the remaining rooms would be ideal for children, guests, a dressing room or home office.

A corner plot with so much potential

Outside is where this home offers something a little different.

Occupying a generous corner plot, the property enjoys a wrap-around garden with plenty of space and so much potential



TOTAL: 92 m2
GROUND FLOOR: 49 m2, FIRST FLOOR: 43 m2
EXCLUDED AREAS: WALLS: 8 m2

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	