



15 Kirkstall Close, DN5 8PB

**£220,000 Offers In Region Of
Tenure Freehold**

- NO CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- GENEROUS GARDEN
- PRIVATE CUL DE SAC
- MOVE IN READY
- IDEAL FOR FIRST TIME BUYERS

NO ONWARD CHAIN – A Lovely Three-Bedroom Semi-Detached Home, Tucked Away in a Quiet Cul-De-Sac in Cusworth

Welcome Homes are delighted to bring to the market this lovely three-bedroom semi-detached home, tucked away in a quiet cul-de-sac in the ever-popular area of Cusworth and offered for sale with NO ONWARD CHAIN.

Bright, spacious and beautifully presented throughout, this is one of those homes you can simply move straight into and enjoy. With generous living space, three bedrooms, a fabulous rear garden and plenty of off-road parking, it would make a fantastic first home or a great choice for a growing family.

From the moment you step inside, the house feels welcoming. The entrance hallway leads through to the main living accommodation, with a lovely neutral finish and plenty of natural light throughout.

The living room is a fantastic size, with a large window to the front and a feature fireplace creating a lovely focal point. The room flows beautifully through into the dining area at the rear, giving you a brilliant amount of space for everyday family life as well as entertaining.

The dining area enjoys views over the garden, with French doors opening directly onto the patio and pergola – perfect in the warmer months when you can open the doors and bring the outside in.

The separate kitchen is bright and well presented, offering a good range of fitted units, worktop space and room for appliances. There is also direct access outside, making the layout practical for busy everyday life.

Upstairs, there are three bedrooms and a modern family bathroom.



GROUND FLOOR

FIRST FLOOR

TOTAL: 88 m2
GROUND FLOOR: 44 m2, FIRST FLOOR: 44 m2
EXCLUDED AREAS: WALLS: 6 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		84
(69-80) C	69	
(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	