



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



16, Rosedale Avenue, Norton, Yorkshire, YO17 9DL £795 Per month

A lovely three bedroom semi detached house set in a quiet cul-de-sac location off Beverley Road in Norton. Close to local bus routes and convenience stores.

The property briefly comprises of entrance hall, sitting room/ diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. New carpets have been laid and re-decoration throughout. The property benefits from gas fired central heating and UPVC double glazing. Gardens to the front and rear with lawn, patio and decking area. Ample driveway parking and garage.

EPC Rating D

Council Tax Band C



ENTRANCE HALL

UPVC front door, coving, radiator, power points, telephone point, coat hooks, stairs to first floor.

SITTING ROOM / DINER

11'7 x 27'0 (3.53m x 8.23m)
UPVC double glazed window to front and door to rear aspect, coving, two radiators, electric fire, power points, TV point.

KITCHEN

7'4 x 9'10 (2.24m x 3.00m)
UPVC double glazed window to rear and door to side aspect, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine and dishwasher, sink and drainer unit, gas cooker point, extractor hood over, power points. Pantry with coat hooks, gas meter, fuse box and power points.

FIRST FLOOR LANDING

UPVC double glazed window to side aspect, coving, airing cupboard, loft access, power points.

BEDROOM ONE

12'3 x 8'11 max (3.73m x 2.72m max)
UPVC double glazed window to front, fitted wardrobes, shelving and chest of drawers, radiator, telephone point, TV point, power point.

BEDROOM TWO

12'7 x 8'11 (3.84m x 2.72m)
UPVC double glazed window to rear aspect, fitted wardrobes, shelving and chest of drawers, radiator, power points.

BEDROOM THREE

5'9 x 8'8 (1.75m x 2.64m)
Coving, fitted wardrobes, radiator, power points.

BATHROOM

5'9 x 6'4 (1.75m x 1.93m)
UPVC double glazed window to rear aspect, radiator, 3 piece bathroom suite consisting of panel bath with mixer tap and shower over, low flush WC, wash hand basin with vanity unit. Part tiled walls, shaver point, mirror fronted vanity unit.

EXTERIOR

To the front is a pebbled rockery area with mature shrubs and plants. Ample driveway parking to side. Enclosed lawned garden with patio area and decking area. Garden shed.

GARAGE

Up and over doors. Light and power.

SERVICES

Mains gas, water, drainage and electric

COUNCIL TAX BAND C

