



9 Marton Road, DN5 0RF

**£85,000 Offers In Region Of
Tenure Freehold**

- **Deceptively Spacious**
- **Off Road Parking**
- **Situated in a quiet cul-de-sac**
- **Great Investment Opportunity**
- **Beautiful Views**
- **Well presented accommodation**
- **Immediate return on investment!**

****Attention Investors**** Situated in a quiet cul-de-sac backing onto fields and farmland this deceptively spacious two bedroom property would make the ultimate investment! The property is currently rented and returning an impressive yield of 9.5 %. Well presented throughout with two large double bedrooms, two reception rooms and a contemporary and generous family bathroom this property is bound to be in demand. To add to the appeal, the property enjoys stunning views over the adjacent fields and also boasts off road parking and an enclosed rear garden seldom found in other similar listings. Ideal for commuting the property is only a few minutes from Adwick Park and Ride rail station as well as lots of other local amenities. Call Welcome Homes to arrange a viewing



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	79
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC