



16 Rosedale Road, DN5 0JP

£90,000 Offers In Region Of
Tenure Freehold

- Great Investment Opportunity
- Deceptively Spacious
- No Chain
- Popular Residential Area
- Private Rear Garden
- Excellent road & rail transport links

This enticing investment opportunity offers a total living space of 77 square meters distributed across two levels. The two bedroom semi-detached property has a through lounge-diner, kitchen and conservatory on the ground floor and the property has also had the addition of a room to the side of the property adjoining the property to the original out buildings which has added an extra room and plenty of storage which could easily be converted to utility space. Upstairs there are two double bedrooms and a family bathroom with corner bath suite. The property would benefit from updating but presents a fabulous opportunity for renovation and investment or a great first time home. The location is highly convenient within walking distance to supermarkets, shops and schools. Call Welcome Homes to book 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	82
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC