



11 Rosedale Road, DN5 8SU
£185,000 Offers In Region Of
Tenure Freehold

- **Extended**
- **Off Road Parking**
- **Short walk to local amenities & excellent schools**
- **Garage**
- **Popular Location**
- **Solar Panels**
- **Large Garden**
- **Two minute drive to the A1 Motorway**
- **Whirlpool bath**

This extended property in a desirable area is beautifully and stylishly presented throughout and would suit first time buyers or families alike. The property boasts two large reception rooms as well as a spacious kitchen to the ground floor. The lounge and dining room are separated by a striking decorative archway and both rooms have cosy focal fireplaces. The kitchen has plenty of cupboard and worktop space, integrated oven and hob and enough space for an American Fridge/Freezer. Up stairs there is a contemporary bathroom with P-Shaped whirlpool bath and vanity style sink and WC. The bedrooms are great sizes with two of them having built in wardrobes. Externally the property has its own driveway for off road parking and an impressive rear garden with patio and pergola. There is also a separate garage and solar panels that make the property more efficient and cheaper to run! The locality is always popular due to its proximity to various schools and a host of other amenities as well as being only a few minutes drive to the A1 Motorway



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	
(55-68) D	
(39-54) E	
(21-38) F	
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