



**Rosedale Close
Normanton
West Yorkshire
WF6**

Offers In Excess Of £365,000

bettermove

Rosedale Close

Normanton

Bettermove are proud to present this 4 bedroom detached house in Normanton.

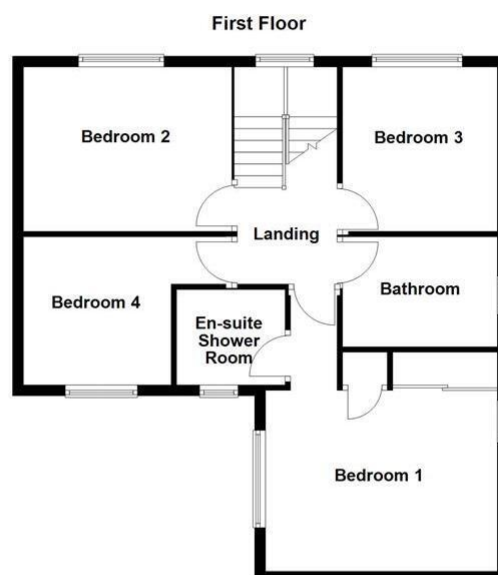
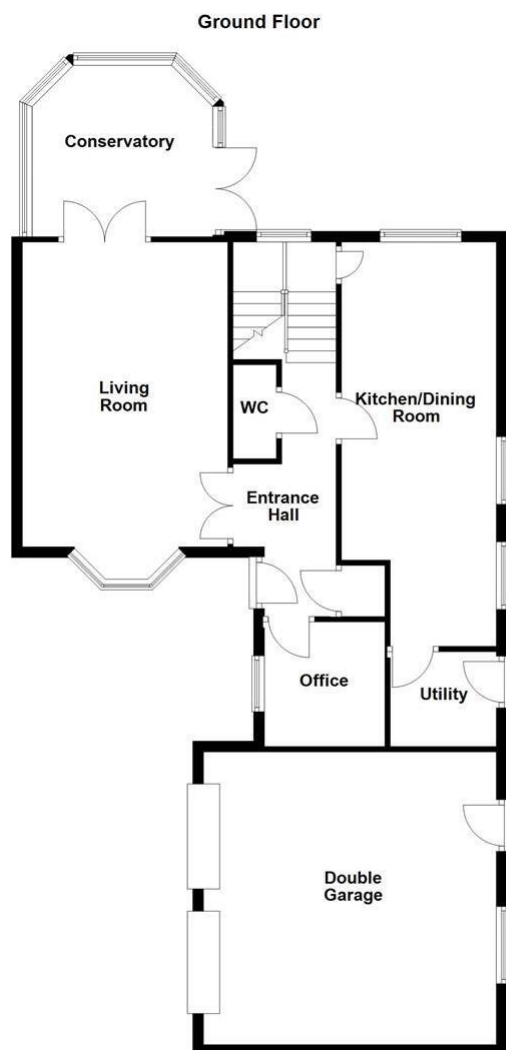
This property benefits from double glazing, and gas central heating throughout, with off street parking available via the double garage and driveway.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, utility room, office, downstairs WC, conservatory and fitted kitchen/dining area on the ground floor. The first floor consists of the 4 bedrooms with the master bedroom including an en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Normanton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Normanton train station (1.7 miles), variety of bus routes and the M62.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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