



**Rose Farm Approach
Normanton
West Yorkshire
WF6 2RZ**

Offers in Excess of £350,000

bettermove

Rose Farm Approach

Normanton

Bettermove are proud to present this 4 bedroom detached house in Normanton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and integral garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area and the fitted kitchen. The property has also had a single storey extension with a sun room and office room on the ground floor. The first floor consists of 4 bedrooms, including the master bedroom with built in wardrobes 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, the M62 and many local bus routes.

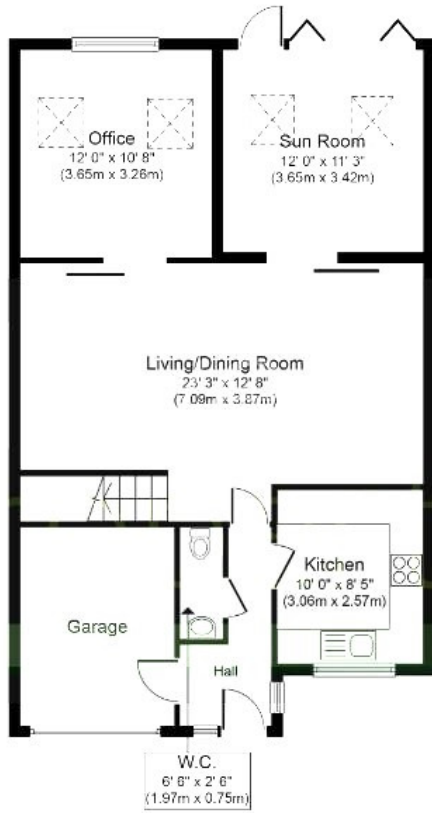
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

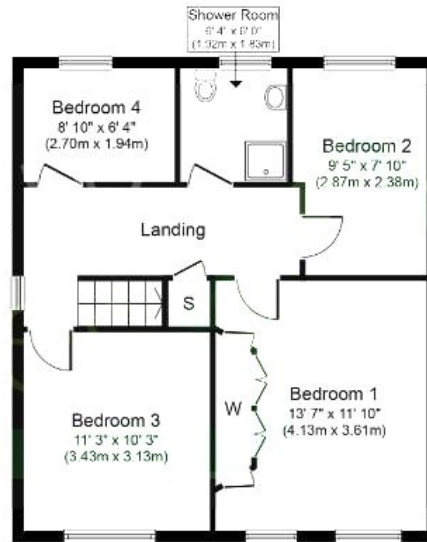
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor
Approximate Floor Area
873 sq. ft.
(81.1 sq. m.)



First Floor
Approximate Floor Area
618 sq.ft.
(57.5 sq.m.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(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	



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