



**Greenbank Road
Normanton
West Yorkshire
WF6 2JU**

£119,950

bettermove

Greenbank Road

Normanton

Bettermove are delighted to welcome to the market this charming 2 bedroom terraced house in Normanton, available with no forward chain.

The property is tenanted for immediate investment - rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this spacious property consists of a living room and kitchen/dining room on the ground floor. The first floor comprises 2 bedrooms and the family bathroom. The exterior boasts an enclosed rear yard, perfect for enjoying the summer months.

Located in the popular town of Normanton, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the M62 and Normanton rail station.

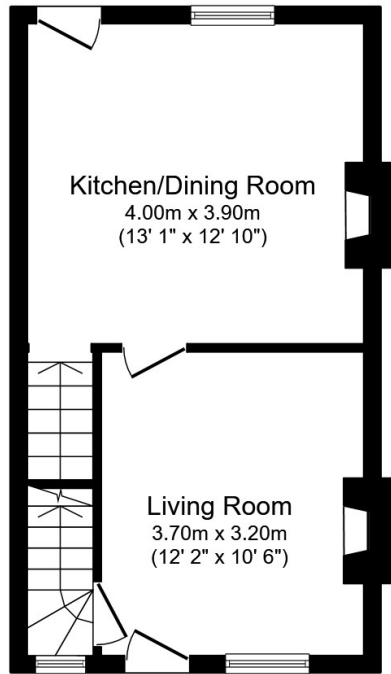
This exciting investment opportunity should not be missed and all enquiries can be made through Bettermove.

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.

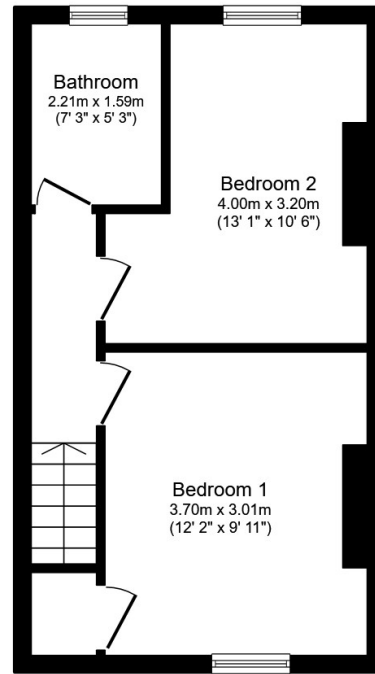
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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





Ground Floor



First Floor

Total floor area 63.1 sq.m. (680 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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