

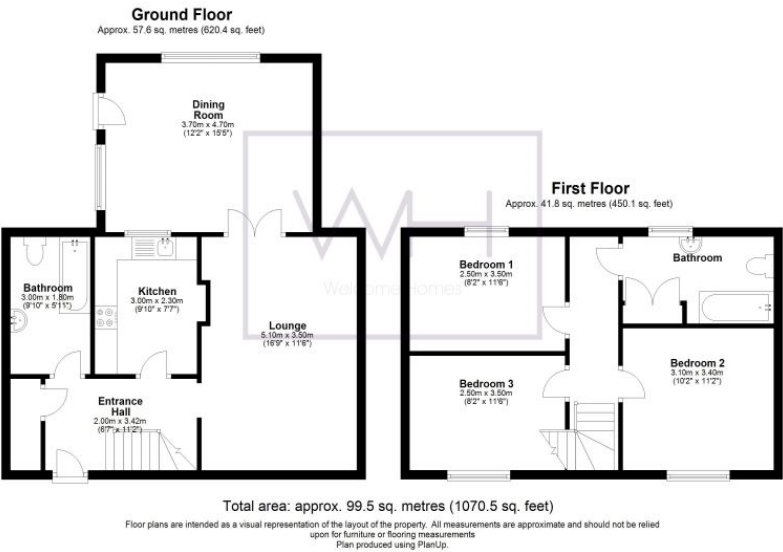


2 Cross Street, DN11 0JQ

**£150,000 Offers In Region Of
Tenure Freehold**

- Three Double Bedrooms
- Two bathrooms
- Extended
- GARAGE
- Large Garden
- Plenty of off street parking
- Attractive Yields

Extended three bedroom property with bathrooms both upstairs and downstairs, three double bedrooms and a huge private garden. With attractive rental yields this property would make an excellent investment opportunity. There is a large driveway big enough for several vehicles and upon entry top the property there is a generous entrance hall. There is a bathroom downstairs with bath and shower, a large lounge, contemporary kitchen and an extension currently used as a dining room. Upstairs there are three double bedrooms and another bathroom, again with a bath and shower. To the rear of the property there is a huge garage that could easily be converted to a garden room and the garden is expansive and private. Located close to a whole host of local amenities the property is conveniently placed.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	