



# colin ellis

## Greenfield Road, North Yorkshire, YO11 2LP

This charming two-bedroom terraced home offers excellent potential for first-time buyers, investors, or anyone seeking a conveniently located property close to local amenities and transport links. Featuring generous living spaces, modern bathroom fittings, and a private courtyard, this property combines traditional character with modern practicality.

A great opportunity to purchase a traditional terraced home in a convenient central location. With some cosmetic updating, this property could make a lovely home or a solid buy-to-let investment.

**Guide Price £100,000**

2

1

2

E  
E  
C

**LIVING ROOM**

4.18 x 2.73 (13'8" x 8'11")

**DINING ROOM**

2.91 x 3.39 (9'6" x 11'1")

**KITCHEN**

3.75 x 1.22 (12'3" x 4'0")

**BEDROOM**

3.41 x 3.85 (11'2" x 12'7")

**BEDROOM**

2.94 x 3.58 (9'7" x 11'8")

**BATHROOM**

1.80 x 1.44 (5'10" x 4'8")

**WC**

0.96 x 1.05 (3'1" x 3'5")







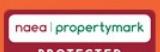
**Greenfield Road - 18751672**

**Council Tax Band - B**

**Tenure - Freehold**

**DISCLAIMER:** The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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