



**PLOT 376, ROSEDALE THE GREENWAYS**  
**GOOLE, DN14 6FJ**

**£243,500**  
**FREEHOLD**

**\*\*EXPECTED COMPLETION AUGUST TO OCTOBER 2027\*\*** Three bedroom semi detached house with parking.

**EPC:**





## Ground Floor

|                |               |                 |
|----------------|---------------|-----------------|
| Kitchen/Dining | 4.61m x 3.73m | 15' 1' x 12' 2" |
| Living         | 3.67m x 5.37m | 12' x 17' 7"    |

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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