



Sandyacres Drive | Rothwell | LS26 0LU

£195,000

Two bedroom semi-detached bungalow | Council Tax Band C | EPC Rating D

Emsleys | estate agents

*** TWO BEDROOM SEMI-DETACHED BUNGALOW * CUL-DE-SAC LOCATION * FITTED KITCHEN * GARAGE & DRIVEWAY * NO CHAIN ***

This two BEDROOM SEMI-DETACHED BUNGALOW, benefits from PVCu double-glazing, central heating, a single garage and driveway parking.

The accommodation briefly comprises: Door into the kitchen, inner hallway, lounge with a feature fire and surround, two good sized bedrooms and a recently re-fitted shower room. There are gardens to the front and rear of the property, with driveway parking to the side for ample cars and leading to a detached single garage.

Viewing is essential!

Ground Floor

Kitchen 2.38m x 2.53m (7'10" x 8'4")

Fitted with a range of wall and base units with roll edge worktops, stainless steel sink and drainer, cooker and fridge/freezer and washing machine (included within the sale if required). Fully tiled walls, central heating radiator and a PVCu double-glazed window and rear door.

Inner Hallway

Loft hatch with a pull-down ladder leading to a large boarded loft space which also contains the recently serviced gas combi boiler. Doors to:

Lounge 5.22m x 3.20m (17'2" x 10'6")

PVCu double-glazed bay window to the front elevation, feature electric fire and surround, t.v point and a central heating radiator.

Bedroom 1 3.58m x 2.97m (11'9" x 9'9")

PVCu double-glazed window to the rear, fitted wardrobes with dressing table, coving to the ceiling, central heating radiator and a PVCu double-glazed window.

Bedroom 2 3.69m x 2.30m (12'1" x 7'7")

PVCu double-glazed windows to the front and side, built-in wardrobe, coving to the ceiling, central heating radiator and a PVCu double-glazed door.

Shower Room

Independent walk-in shower cubicle with a power shower over, vanity hand wash basin and built-in low flush W.C. with a cupboard below, fully tiled walls and floor, PVCu double-glazed window and spot lights.

External

To the front is mainly gravelled with a driveway leading to the detached garage which has an up-and-over door and electric supply. To the rear which is private and enclosed is a paved patio area, small lawn and flower beds.

N.B

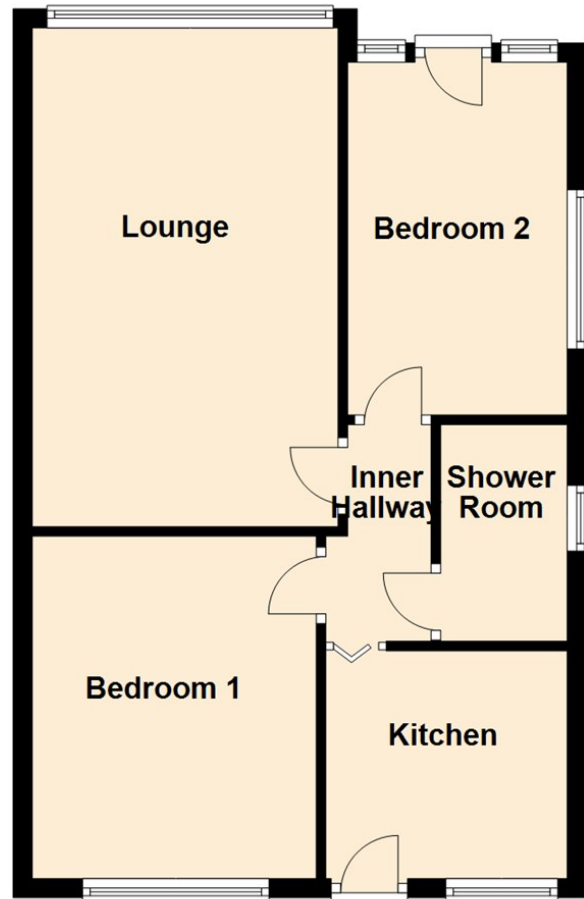
The bungalow has an Electrical Installation condition Report (EICR) certificate, gas safety certificate and water safety certificate.

The cooker and fridge/freezer are available to purchase separately.



Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 48.9 sq. metres (526.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents