



Park Lane | Rothwell | LS26 0ES

£375,000

Two bedroom detached bungalow | Council Tax Band D | EPC Rating E

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TWO BEDROOM DETACHED BUNGALOW. PRIME LOCATION. *POTENTIAL INSIDE & OUT FOR FULLY MODERNISATION. NO CHAIN

DO NOT MISS OUT !!!

Offering excellent views over Springhead Park is this two bedroom detached property which features PVCu double-glazing and gas central heating,

Having a fitted kitchen, good size lounge and two double bedrooms along with a wet room and separate WC. Outside there is a good sized driveway leading to a garage and gardens to the front and rear.

This property is on a large plot and subject to the necessary planning required could be a fantastic family home like its neighboring properties.

Local schools, shops and amenities are close by as well as easy access to Leeds and Wakefield city centres, the A1/M1 link road and national motorway networks. Early viewing is recommended and can be arranged via our Rothwell office.

Porch

Double door.

Entrance Hall

Door to:

Living Room 4.12m x 4.29m (13'6" x 14'1")

Gas fire, double-glazed bay window to the front, central heating radiator and a T.V point.

Kitchen 3.64m x 3.06m (11'11" x 10'0")

Fitted with wall and base units with roll edge worktops, a sink and drainer unit, built-in oven and hob, plumbed for a washing machine and space for a fridge/freezer. PVCu double-glazed side entrance door and windows,

Bedroom 1 4.12m x 4.28m (13'6" x 14'1")

Fitted wardrobes with over head cupboard space, central heating radiator and a double-glazed bay window to the front.

Bedroom 2 3.64m x 4.28m (11'11" x 14'1")

Double-glazed bay window to the rear, fitted wardrobes and a central heating radiator.

Wet Room

Comprising; shower with curtain, vanity wash hand basin with a cupboard below, tiled around the sink unit, PVCu double-glazed window and a ladder towel rail.

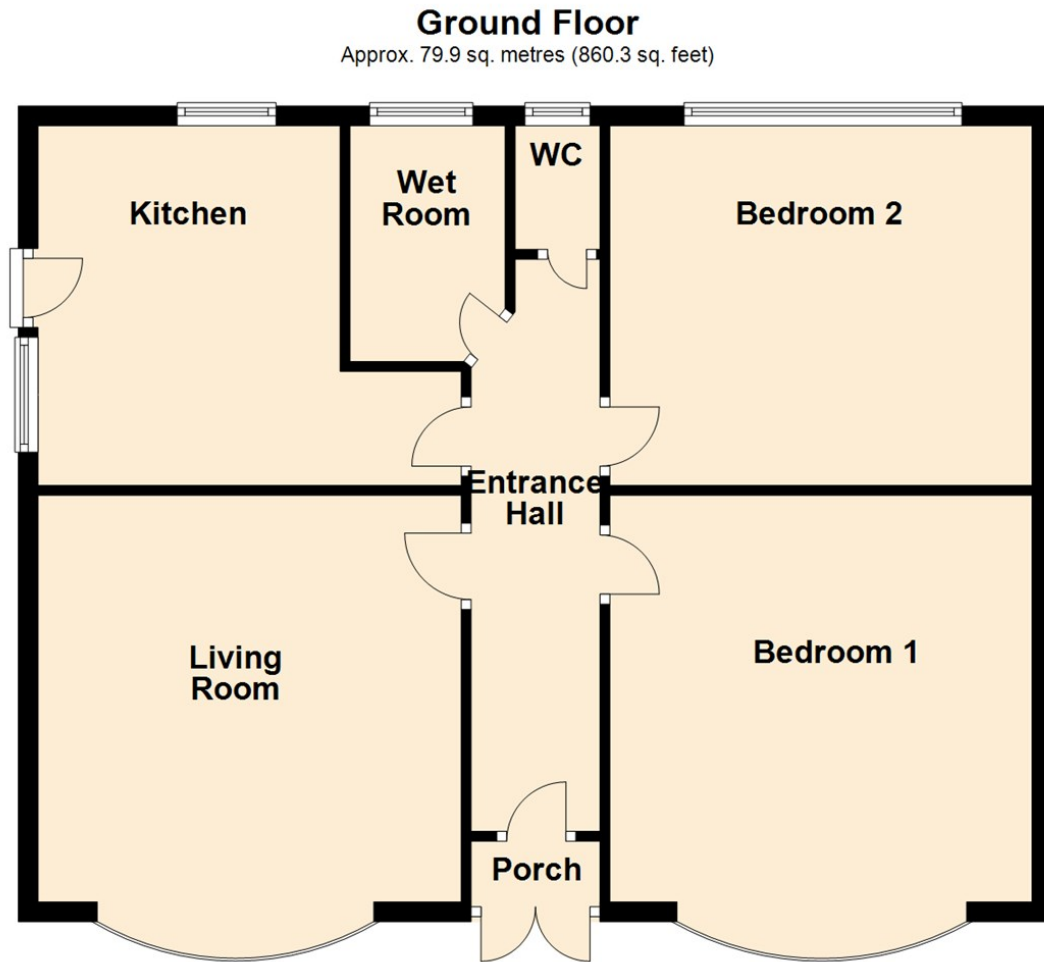
WC

Low flush W.C, and a PVCu double-glazed window.

External

Positioned in an elevated position and over looking Springhead Park a block-paved driveway leads to the detached brick-built garage which has a pitched roof, power and light. To the front there is a lawn garden and established flower boards and to the rear is a raised rockery with flower beds, a large lawn area and a shed.





Total area: approx. 79.9 sq. metres (860.3 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.



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