



Stone Brig Lane

Rothwell, Leeds, LS26 0UE
Offers In The Region Of £525,000



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Emsleys | estate agents

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A SPACIOUS, EXTENDED FAMILY HOME. IN A PRIME LOCATION. FOUR DOUBLE BEDROOMS. EN-SUITE TO THE MASTER BEDROOM. LARGE CORNER PLOT

A rare opportunity has arisen to purchase this four bedroom detached executive home, built by Appleyard builders a local company of good repute. The property is located overlooking 'The Pastures' and Rothwell church, and is within walking distance to the amenities of Rothwell town centre.

The property offers features throughout and briefly comprises: entrance hall, lounge/family/dining room, a second lounge, kitchen and a downstairs WC. On the first floor there are four bedrooms with dressing area and en-suite to the master bedroom, along with a family bathroom.

Externally the property is positioned on a large corner plot and offers landscaped gardens to three sides with the additional bonus of a large tandem garage which can accommodate up to three cars.

Viewing is essential to appreciate just how much potential the property has to offer!

- Built by Appleyard builders
- Four bedroom, extended family home
- Dressing area & en-suite to the master bedroom
- Large corner plot
- Tandem garage
- Prime location overlooking 'The Pastures'
- Ample off-street parking
- EPC Rating E
- Council Tax Band F



Ground Floor

Entrance Hall

12'5" x 6'11" (3.79m x 2.11m)

Entrance door leading into the hallway with open tread stairs leading to the first floor, storage cupboard and a door to:

Lounge

20'3" x 11'1" (6.18m x 3.38m)

Having a vaulted ceiling with beams, a feature brick fire place, T.V point, sliding patio doors leading to the rear garden, double-glazed window to the front elevation and a door to:

Lounge/Dining/family room

20'3" x 19'1" (6.18m x 5.81m)

Being 'L' shaped and offering a good amount of open-plan space with a feature brick fire surround, T.V point, double-glazed window to the front elevation, sliding patio door overlooking the rear garden and a rear window, door to:

Kitchen

15'0" x 7'8" (4.57m x 2.34m)

Fitted with ample wall and base units, built-in oven, hob with an extractor over, sink unit and drainer, plumbed for a washing machine, a fridge/freezer, folding doors provide ample storage and house the warm air boiler and there are sliding patio doors leading to the rear garden.

WC

3'4" x 7'8" (1.02m x 2.34m)

Comprising of a low flush W.C, vanity wash hand basin and a double-glazed window.

First Floor

Master Bedroom

13'6" x 21'3" (3.96m x 6.48m)

A large double bedroom offering ample wardrobe space and access to the dressing area which leads to the en-suite, Two double-glazed windows and a door to:

En-suite Shower Room

Comprising of a three piece suite with an independent shower cubicle, vanity wash hand basin and a low flush W.C. Tiled walls and floor and a double-glazed window.

Bedroom Two

9'2" x 13'0" (2.79m x 3.96m)

A good sized double bedroom with a double-glazed window positioned to the rear

Bedroom Three

9'2" x 11'0" (2.79m x 3.35m)

A good sized double bedroom with a double-glazed window positioned to the rear.

Bedroom Four

7'9" x 7'11" (2.36m x 2.41m)

A good sized bedroom with a double-glazed window positioned to the rear, fitted wardrobes and work station and laminate flooring.

Bathroom

Comprising; a three piece suite with a panelled bath with a shower over and glass screen, vanity wash hand basin and low flush W.C, tiled walls and a double-glazed window to the side.

External

To the front there is ample off-street parking, landscaped gardens to all three sides of this large corner plot, step access from the side leads to the rear garden which is private and enclosed, with an established tiered planted rockery.

Garage

46'0" x 8'7" (14.03m x 2.61m)

The attached garage is a really good size and can hold up to three cars, has power and light and an electric roller door, two side windows and side door access.







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