



High Ridge Park | Rothwell | LS26 0NL

£254,800

Three bedroom mid town house | Council Tax Band B | EPC rating D

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THREE BEDROOM MODERN TOWNHOUSE. UPGRADED THROUGHOUT. OPEN VIEWS TO THE REAR

Offered for sale is this fully renovated three bedroom mid townhouse located in the popular area of Rothwell.

The property would be perfect for a first time buyer or growing family due to its fantastic condition which is ready to enjoy immediately.

The accommodation briefly comprises; access and stairs rising to the first floor, the kitchen is fitted with brand new contemporary units with worktops over, built-in fridge/freezer, double oven, hob, extractor and washing machine. The rear lounge/dining room is a light and airy room with French doors which lead out onto the rear garden which is a good-size plus having the added bonus of pleasant views beyond, the views are far reaching across greenery and right through to the city centre of Leeds.

To the first floor, the landing gives access to three bedrooms and a modern family shower room fitted with a shower cubicle, tiled splashbacks plus WC and a vanity hand wash basin. The three bedrooms comprise of two double with fitted wardrobes and the third is a single.

Externally the property has ample off-street parking to the front via an Indian stone driveway. There is a single garage with an up-and-over door whilst a Yorkshire stone paved pathway leads to the front entrance door plus a good-sized patio area.

Overall this is a fantastic family home offering great value for money.

Ground Floor

Entrance Hall

Access into the entrance hallway with stairs leading to the first floor, an under stairs cupboard, an additional storage cupboard ideal for shoes and coats and a sliding door to the kitchen,

Kitchen 2.95m x 2.92m (9'8" x 9'7")

The kitchen is fitted with brand new contemporary units

with worktops over, built-in fridge/freezer, double oven, hob, extractor, washing machine and a PVCu double-glazed window.

Lounge/Diner 4.81m x 4.64m (15'9" x 15'3")

The rear lounge/dining room is a light and airy room with French doors which lead out onto the rear garden which is a good-size having the added bonus of pleasant views beyond the garden. Wood flooring, central heating radiator, PVCu double-glazed window and French doors.

First Floor

Landing 2.91m x 2.05m (9'7" x 6'9")

Doors to all three bedrooms and a shower room.

Bedroom 1 3.53m x 2.78m (11'7" x 9'1")

PVCu double-glazed window to the front, sliding doors to the fitted wardrobes, a feature wall and a central heating radiator.

Bedroom 2 3.41m x 2.49m (11'2" x 8'2")

PVCu double-glazed window to the rear, sliding doors to the fitted wardrobes and a central heating radiator.

Bedroom 3 2.46m x 2.05m (8'1" x 6'9")

PVCu double-glazed window to the rear and a central heating radiator.

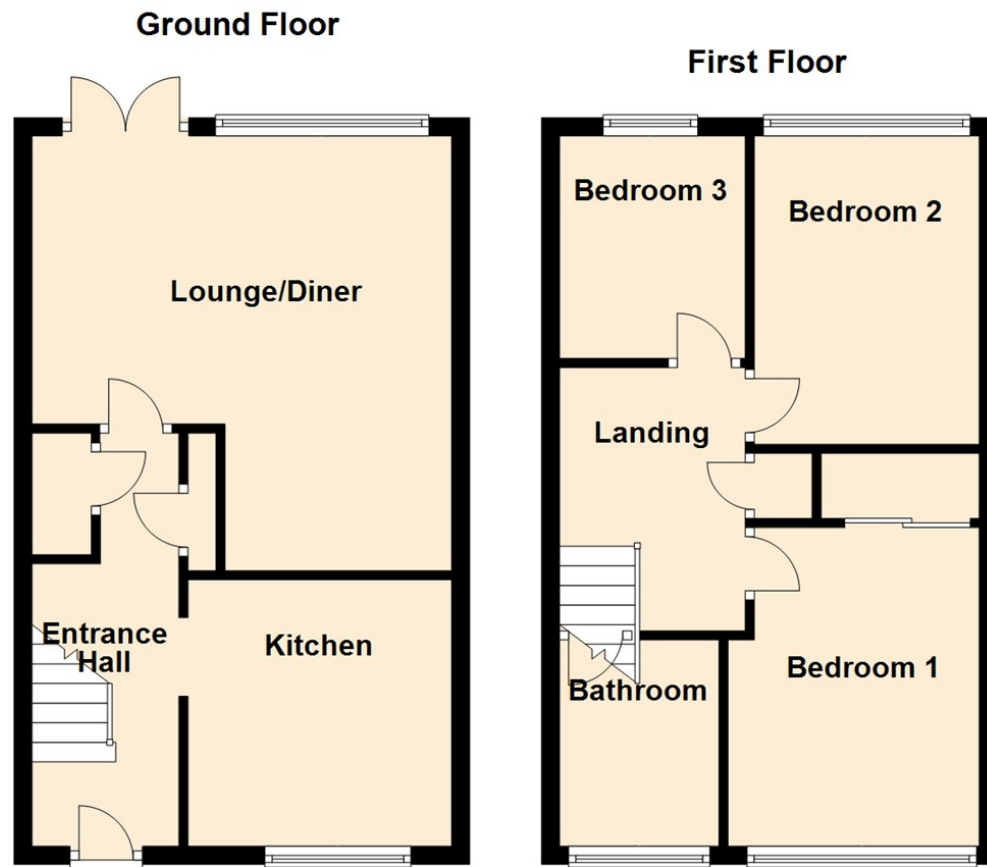
Shower room 2.29m x 1.76m (7'6" x 5'9")

Three piece suite with a fitted shower cubicle, vanity wash hand basin and low flush W.C, tiled walls, PVCu double-glazed window and a central heating ladder towel rail.

External

To the front is a newly laid Indian stone driveway leading to the detached garage with an up-and-over door and a new roof. There is a timber access gate leading to the patio area which is private and enclosed. The rear garden is low maintenance with a laid Indian Stone patio, a central raised feature, sleepers and raised beds, new fencing and a brick wall with open views as far as the eye can see.





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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