



Churchfield Road | Rothwell | LS26 0EJ

£225,000

Two bedroom mid terrace | Council Tax Band B | EPC rating C

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***TWO BEDROOM MID TERRACE. BEAUTIFULLY PRESENTED.
NO CHAIN***

This beautiful two bedroom mid terrace house is located in Rothwell town centre and is presented to a very high standard throughout and won't be on the market long. Ideal for first time buyers or a professional couple. No chain.

Upon entering, there is a welcoming log burner in the tastefully decorated living room, leading through to the stylish, fully fitted kitchen which is ideal for entertaining and is fitted with all you need and having access to the cellar for added storage if required.

The first floor boasts two double bedrooms and a re-fitted shower room with an independent shower, contemporary tiling to the walls and floor, a little hidden laundry room which holds the washing machine and tumble dryer is neatly placed.

Outside to the front, the property abuts the street with on-street parking and to the rear is a private and enclosed garden with a neat lawn area and bin space.

An internal viewing is a must to fully appreciate this standard of the beautiful property.

Ground Floor

Living Room 3.35m x 3.81m (11'0" x 12'6")

Coming straight in from the front door and having a PVCu double glazed window, T.V point, log burner and a central heating radiator.

Kitchen/Breakfast Room 3.86m x 4.74m (12'8" x 15'7")

Fitted kitchen with ample wall and base units with contrasting work tops, built-in oven, induction hob and an extractor built into the chimney breast which has exposed brick, a sink and drainer unit, integrated dishwasher and space for a fridge/freezer. Solid wood flooring, central heating radiator, PVCu double-glazed window and a door to;

Cellar 3.99m x 4.74m (13'1" x 15'7")

First Floor

Landing

Access to the loft with a pull-down ladder and which has been part-boarded.

Bedroom 1 3.28m x 3.81m (10'9" x 12'6")

Built-in wardrobe, PVCu double-glazed window to the front, central heating radiator, coving to the ceiling, telephone point and a TV point.

Bedroom 2 3.93m x 2.38m (12'11" x 7'10")

PVCu double-glazed window, central heating radiator and coving to the ceiling.

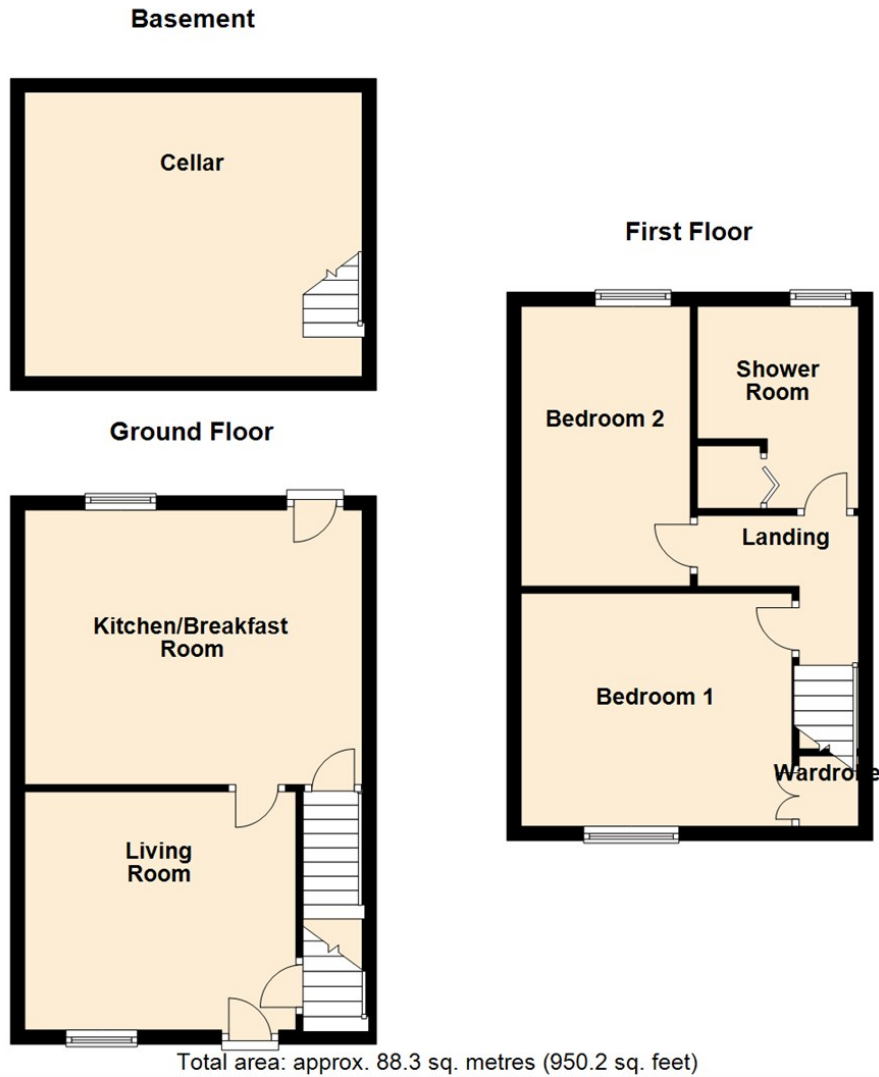
Shower Room

Re-fitted shower room with a walk-in shower cubicle which is fully tiled, a vanity wash hand basin with built in cupboard below and a low flush W.C.,. Half-tiled to the remaining walls, central heated towel ladder rail, tiled floor and a PVCu double-glazed window. A door hiding the laundry area which has been plumbed for a washing machine and tumbler dryer.

External

The front abuts the street with on-street parking and to the rear is a private and enclosed courtyard garden, which has a neat lawn area, gravel infill borders and an outside water tap.





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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