



Carlton Lane | Rothwell | LS26 0DJ

£450,000

Four bedroom character property | Council Tax Band D | EPC rating E

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CHARACTER FOUR BEDROOMSTASTEFULLY DECORATED THROUGHOUT***DON'T MISS OUT***

A rare opportunity has arisen to purchase this substantial four bedroom semi-detached property with many original features therefore an early inspection is highly recommended.

This is a wonderful four double bedroom semi-detached family home, Carlton Lane is established in the semi-rural town of Rothwell with its array of local shops, restaurants, park and tennis courts, pubs, major supermarkets and schools. Oulton Hall Hotel and Spa is close by and for the golf enthusiast. The property is placed well for daily travel to Leeds and Wakefield city centres.

The property features high ceilings, original features with a modern twist throughout. The large, spacious rooms offer so much versatile living for any growing family. The large orangery to the rear has a real wow factor and opens up on to the beautiful rear garden. This home has been completed to an excellent standard throughout and is worthy of a viewing. Do not delay as this beautiful family home will not be around long.

Internal viewing is highly recommended.

Ground Floor

Lobby

Original period hardwood entrance door and beautiful tiled flooring

Entrance Hall 5.67m x 0.85m (18'7" x 2'9")

Entrance hall through an original period timber external door, PVCu double-glazed window, radiator, stairs to the first floor and doors to:

Living Room 4.67m x 4.57m (15'4" x 15'0")

With PVCu double-glazed sash bay window, beautiful feature fireplace, radiator and high ceilings with the original coving.

Kitchen 3.94m x 4.57m (12'11" x 15'0")

Fitted with a range of modern wall and base units with solid walnut worktops an island unit with solid quartz top

featuring a ceramic 'Belfast' style sink and a 'Range' style cooker. Patio doors leading to the orangery and a door to the utility room.

Orangery

This stunning room is ideal for entertaining with full width bi-folding doors and views over the garden.

Utility Room 3.63m x 1.26m (11'11" x 4'2")

Utility area off the kitchen and WC with a door leading to a cellar

WC

Fitted with a low flush W.C and vanity hand wash basin.

First Floor

Landing 5.71m x 2.05m (18'9" x 6'9")

With a PVCu double-glazed window, radiator and doors to:

Bedroom 3 4.14m x 3.37m (13'7" x 11'1")

PVCu double-glazed window, radiator and an original feature fireplace.

Bedroom 2 4.23m x 3.37m (13'11" x 11'1")

Two PVCu double-glazed windows, radiator and an original feature fireplace.

Bathroom 2.66m x 2.05m (8'9" x 6'9")

Beautifully presented with a low level flush W.C., pedestal wash hand basin, roll top bath with period style taps and shower head, separate double shower cubicle with a 'rain forest' shower head, PVCu double-glazed window and a radiator.

Bedroom 4 3.29m x 2.68m (10'10" x 8'10")

PVCu double-glazed windows, radiator and an original feature fireplace.

Second Floor

Stairs and landing 5.18m x 2.05m (17'0" x 6'9")

Bedroom 1 5.18m x 3.37m (17'0" x 11'1")

Two double-glazed 'Velux' windows, two radiators and useful storage areas under the eaves.

External

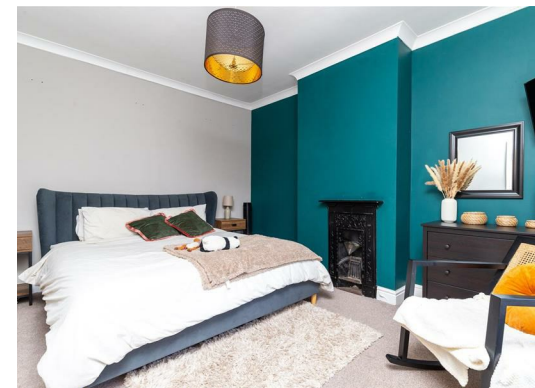
Outside to the front of the property is a feature tiled path leading up from the wrought-iron front gate. Low maintenance lawned garden area with a paved decorative feature. whilst to the rear is a substantial private garden laid mainly to 'Astro' turf with a large decked area for entertaining and a small putting area. Three useful brick outbuildings, one converted with power and heat lending itself to a number of uses, currently used as a bar/entertaining area. Off-street parking for two cars on the drive and a garage is provided to the rear.





Total area: approx. 164.6 sq. metres (1772.0 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

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