



Church Street | Rothwell | LS26 0QL

£375,000

Three bedroom traditional style semi-detached house | Council Tax Band C | EPC rating D

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LARGE SEMI-DETACHED FAMILY HOME. DESIRABLE LOCATION. DECEPTIVELY SPACIOUS. SCOPE TO DEVELOP LAND SUBJECT TO PLANNING PERMISSION

Introducing this elegant semi-detached property in good condition and which is situated in a desirable location with a strong local community. Benefiting from excellent public transport links and within close proximity to local amenities and nearby parks, this home offers convenience. One of a kind extra large plot giving scope for further development subject to the necessary planning permission or revert to business use due to size of plot and potential, subject to relevant permissions (has previously been a garage business).

Upon entering, you are greeted by high ceilings and a spacious reception room with large windows, filling the space with natural light. The room boasts a beautiful fireplace, creating a warm and inviting atmosphere.

The modern kitchen, recently refurbished, features all the essential appliances for a contemporary lifestyle. Perfect for cooking delightful meals and entertaining guests. Moving upstairs, you will find three generous double bedrooms, each with its own unique features. The first bedroom includes built-in wardrobes, providing ample storage space. The second bedroom boasts an abundance of natural light, creating a peaceful and airy ambiance. The third bedroom offers a walk-in closet, fulfilling all storage needs. The loft has previously been passed on planning to be converted, which can be reapplied for.

The bathroom is large and newly refurbished, featuring modern fixtures and fittings. It provides a tranquil oasis to relax and unwind, offering a touch of luxury.

Externally, this property has a large garage and parking available, ensuring convenience for residents with vehicles. The beautiful view from the property adds to the overall appeal and charm of this home. Internal viewing is highly recommended.

Ground Floor

Entrance Hall 0.94m x 4.20m (3'1" x 13'9")

Original hardwood entrance door with stained glass and leading into the entrance hallway, central heating radiator, stairs to the first floor and doors to:

Living Room 4.04m x 4.41m (13'3" x 14'6")

Positioned to the front elevation with a feature fire and original ornate surround, T.V point, picture rail, ceiling rose, wall light points, PVCu double-glazed window and a central heating radiator,

Lounge/Dining Room 4.36m x 6.40m (14'4" x 21'0")

Positioned to the rear and having a feature living flame pebble effect fire, T.V point, storage cupboard (which currently stores the freezer), two PVCu double-glazed windows to the side and a door to:

Kitchen 3.71m x 2.93m (12'2" x 9'7")

Fitted with ample wall and base units with contrasting quartz worktops, built-in double oven and microwave, gas hob with an extractor over, plumbed for a washing machine and tumble dryer, integrated fridge and an integrated dishwasher. Wall mounted boiler, ceiling spot lights and two PVCu double-glazed windows .

Entrance Hall 3.07m x 0.74m (10'1" x 2'5")

Door to a storage cupboard and a door to:

WC 2.04m x 1.05m (6'8" x 3'5")

Fitted with a W.C and vanity wash hand basin, tiled walls and floor, ceiling spot lights and a PVCu double-glazed window to the side elevation.

First Floor

Landing

Two PVCu double-glazed windows, central heating radiator and doors off to:

Bedroom 1 4.04m x 3.17m (13'3" x 10'5")

Positioned to the front elevation and having fitted wardrobes with overhead storage cupboards, dado rail, coving to the ceiling, PVCu double-glazed window and a central heating radiator.

Bedroom 2 3.36m x 4.07m (11'0" x 13'4")

Positioned to the rear, T.V point, PVCu double-glazed window to the rear and a central heating radiator.

Bathroom 3.68m x 3.17m (12'1" x 10'5")

Comprising; a four piece suite, panelled bath, an

independent shower cubicle, vanity wash hand basin and a low flush W.C.,. Tiled walls and floor, central heating radiator and a PVCu double-glazed window,

Landing

Second landing leads to:

Bedroom 3 4.04m x 1.92m (13'3" x 6'4")

Positioned to the front with a PVCu double-glazed window, central heating radiator, T.V point and open-plan to:

Dressing Area 1.94m x 1.14m (6'4" x 3'9")

With two fitted wardrobes.

External

The property sits on a large plot with ample hard standing providing ample off-street parking. There is a large lawn garden with an Indian stone pathway leading to a large patio area with established flower borders, raised pond and lighting.

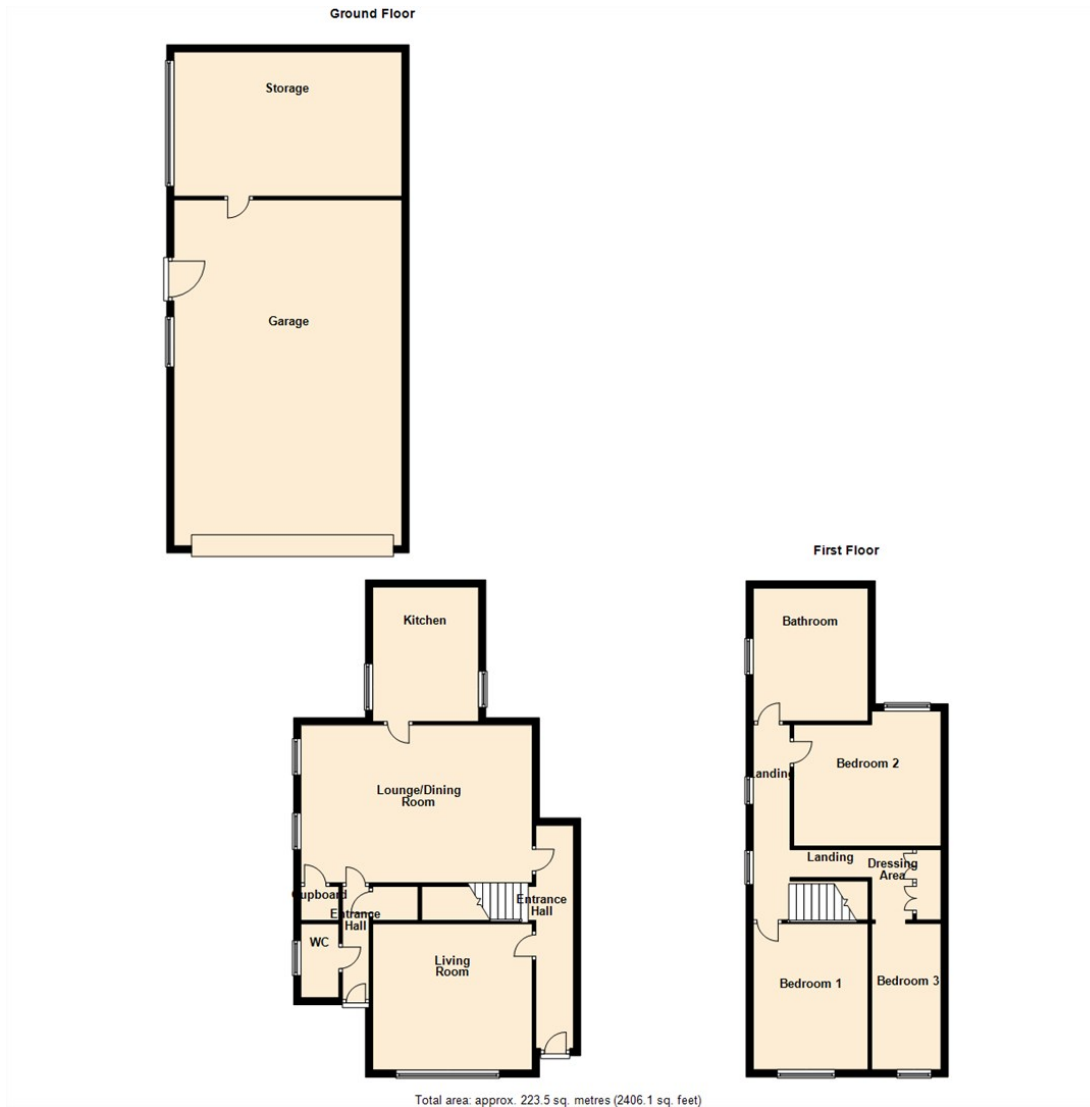
Garage 9.56m x 6.30m (31'4" x 20'8")

This is a large garage space with power and light, a side entrance door and window, (potential to convert back to commercial use).

Storage 3.99m x 6.30m (13'1" x 20'8")

An additional workshop/storage area to the already large garage.





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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