



**for sale**  
**Emsleys**  
**0113 201 4040**  
[www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

Oulton Lane | Rothwell | LS26 0DY

Offers Invited £365,000

Three bedroom semi-detached family house | Council Tax Band C | EPC rating C

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\*\*\*THREE BEDROOM EXTENDED SEMI-DETACHED. PRIME ROTHWELL LOCATION, MOMENTS FROM ALL AMENITIES. RARELY AVAILABLE\*\*\*

Found in the heart of the Rothwell town centre this beautifully presented, skillfully updated three bedroom semi-detached family house offering spacious living accommodation throughout. Excellent access to local schools and commuter links.

Built in 1918 this beautifully presented family home offers excellent accommodation, comprising; a large welcoming entrance hallway, tasteful lounge, open-plan kitchen/breakfast room, dining room, sun room and to the first floor are three good sized bedrooms and a house bathroom.

Externally the property benefits from gated off-street parking to the front with a raised low maintenance front garden. To the side is additional parking leading to a single detached garage and on to the rear garden which is laid mainly to lawn with a patio seating area and hedged boundaries which offer excellent degrees of privacy.

This property due to the location and rarity won't be on the market long, so don't delay get your viewing booked quickly !

## Ground floor

### Entrance Hall

Access to the property is granted through an external door to the front aspect opening up into the entrance hall with a PVCu double-glazed window to the front aspect, central heated radiator, staircase to the first floor, under-stairs storage cupboard and internal doors into;

### Lounge 4.06m x 3.59m (13'4" x 11'9")

The lounge is a good sized light, bright room located to the front to the front of the property with a television point, coving to the ceiling, central ceiling rose, double-glazed window and a feature fireplace.

### Kitchen/Breakfast Room 3.45m x 2.25m (11'4" x 7'5")

Open-plan kitchen/breakfast room fitted with a range wall and base level units with quartz work surfaces over and an

inset bowl sink and drainer with stainless steel mixer tap over. Space for; wine fridge, cooker with stainless steel extractor hood over, fridge, freezer and a washing machine. PVCu double-glazed windows to the side and rear aspects overlooking the rear garden, breakfast bar seating area and opening up into the dining room.

### Dining Room 4.07m x 3.59m (13'4" x 11'9")

With coving to the ceiling, feature fireplace with a cast-iron multi-fuel burning stove, central heated radiator and bi-folding doors opening up into;

### Sun Room

Incredibly light, bright room located to the rear of the property with windows to triple aspects, central heated radiator and an external door affording access out into the rear garden.

## First floor

### Landing

With coving to the ceiling, PVCu double-glazed window to the side aspect and internal doors into;

### Bedroom 1 4.07m x 3.59m (13'4" x 11'9")

The master bedroom is a good size double, television point, central heated radiator and a PVCu double-glazed window.

### Bedroom 2 4.06m x 3.59m (13'4" x 11'9")

Bedroom two is a good size double with coving to the ceiling, central heated radiator and a PVCu double-glazed window.

### Bathroom

Three piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin, heated towel rail, tiled walls and floor, extractor fan and a PVCu double-glazed window to the rear aspect.

### Bedroom 3 2.36m x 2.24m (7'9" x 7'4")

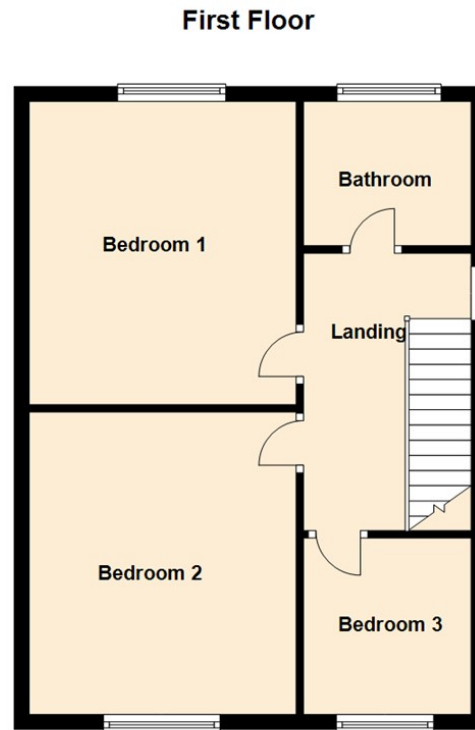
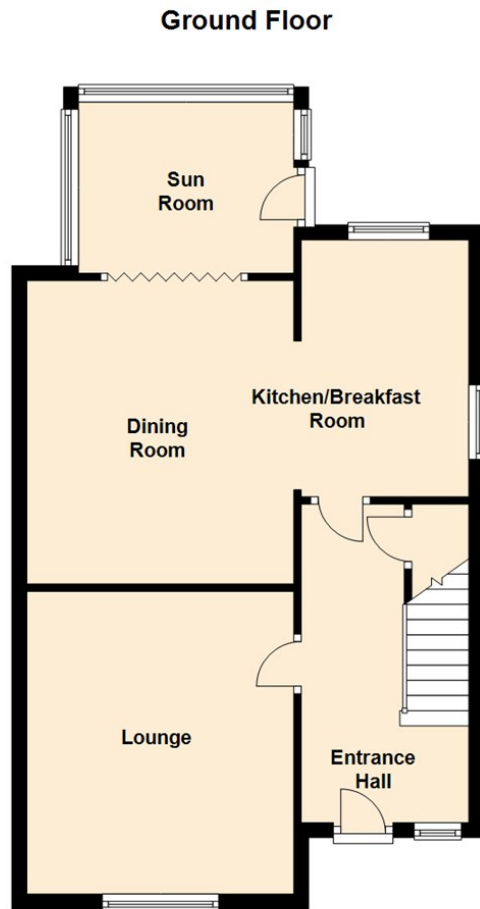
Bedroom three is a good size and is located to the front to the property with a television point, coving to the ceiling, central heated radiator and a PVCu double-glazed window.

## External

Externally the property benefits from gated off-street

parking to the front with a raised low maintenance front garden. To the side is additional parking leading to a single detached garage leading to the rear garden which is laid mainly to lawn with a patio seating area and hedged boundaries offering excellent degrees of privacy.





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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