



The Oval | Rothwell | LS26 0EE

One Bedroom Bungalow | Council Tax Band B | EPC rating E

Offers In The Region Of  
£230,000

**Emsleys** | estate agents

\*\*\*ONE BEDROOM WITH BONUS EXTRA LARGE LOFT ROOM  
\*\*\*GOOD LOCATION\*\*\*NO CHAIN\*\*\*

Early viewing essential on this good sized one bedroom semi-detached bungalow which is within walking distance of Rothwell centre. This property would ideally suit a retired couple. NO CHAIN

The property briefly comprises:- lounge, inner vestibule, kitchen with a range of wall and base units, conservatory to the rear, hallway, bedroom and a house bathroom with a three piece suite.

The second floor boasts a good loft space.

Outside, there are low maintenance gardens to the front and rear with a driveway leading to a garage and a car port.

The property is situated within walking distance of local shops and amenities, Springhead Park at Rothwell centre, close to local schools, the A1/M1 Link Road and the national motorway network

Internal viewing is highly recommended.

## Ground Floor

### Kitchen 3.43m x 2.18m (11'3" x 7'2")

Fitted with wall and base units with roll edge worktops, space for a cooker point, plumbed for a washing machine and space for a fridge. PVCu double-glazed windows to the front and side elevations.

### Hall

An inner hallway with doors off:

### Lounge 5.20m x 2.79m (17'1" x 9'2")

A good sized, light and airy lounge with a PVCu double-glazed window to the front, central heating radiator, T.V point and a feature fire and surround.

### Bedroom 1 3.88m x 2.79m (12'9" x 9'2")

PVCu double-glazed window and a central heating radiator.

### Hallway 2.56m x 2.18m (8'5" x 7'2")

PVCu double French doors, laminate flooring and stairs to the first floor.

### Conservatory 2.18m x 4.50m (7'2" x 14'9")

A large and bright conservatory to the rear of the property with laminate flooring and a door leading out to the rear garden.

### Shower Room 2.70m x 1.30m (8'10" x 4'3")

Fitted with a three piece suite, having a walk-in shower cubicle, vanity wash hand basin and a low flush W.C.,. Fully tiled to the walls, PVCu double-glazed window and a central heating radiator.

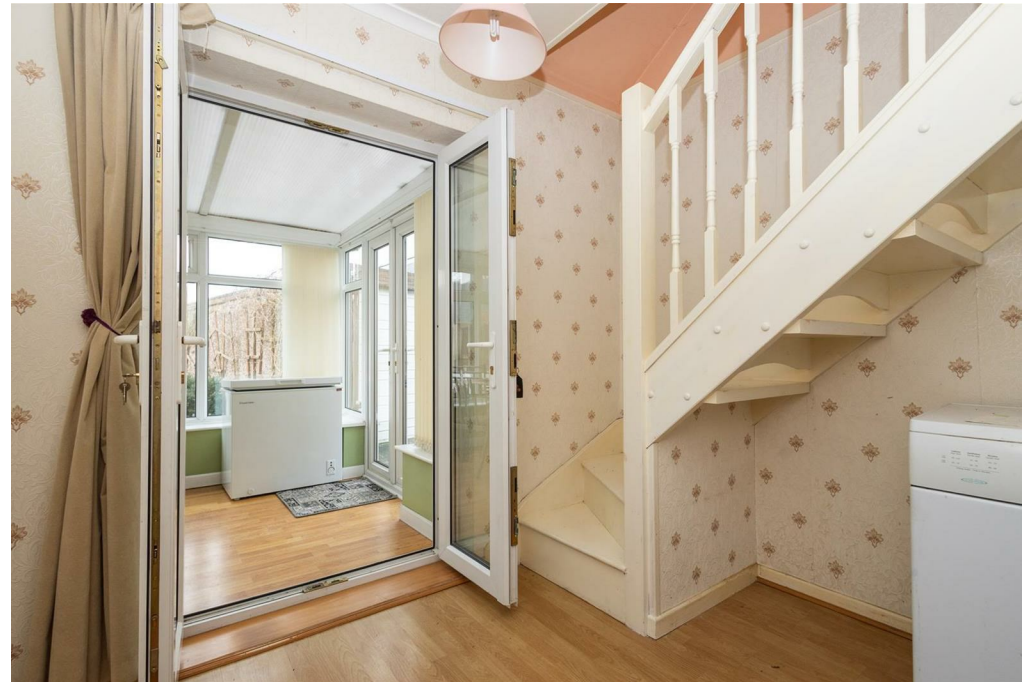
## First Floor

### Loft space 6.02m x 4.93m (19'9" x 16'2")

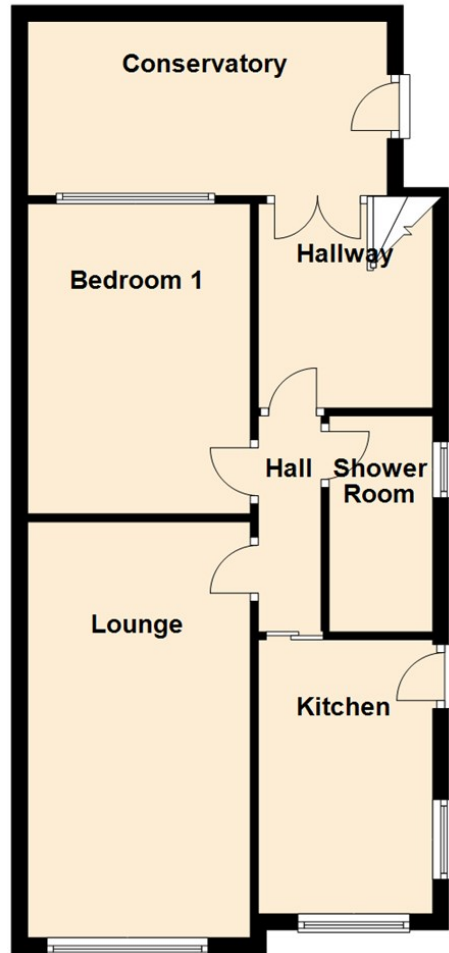
PVCu double-glazed window, fitted wardrobes and vanity units.

## External

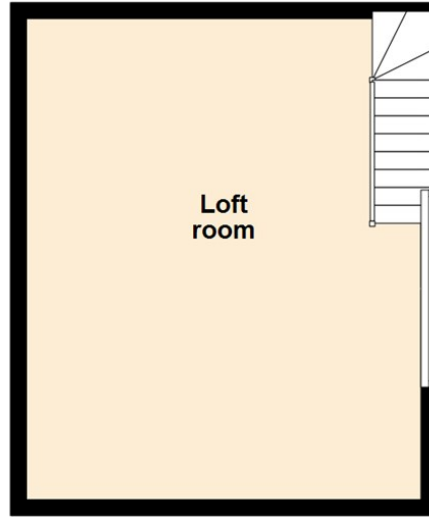
To the front is a neat, enclosed garden with flower borders, a large driveway with ample parking for several cars leading to the detached garage which has an up-and-over door, car port. The rear garden is paved and infilled with gravel, making this a low maintenance garden



### Ground Floor



### First Floor



Total area: approx. 85.9 sq. metres (924.2 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](http://www.emsleysestateagents.co.uk)

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