



Fairfield Close | Rothwell | LS26 0GE

£299,995

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

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***PRESENTED TO A HIGH STANDARD THROUGHOUT.
EXTENDED TO THE REAR. OPEN-PLAN LIVING***

Situated at the head of the cul-de-sac, this immaculate semi-detached property boasts a range of unique features making it an ideal home for families and couples alike. The house has been recently renovated, offering a modern and stylish living space.

Upon entering, you are greeted by the open-plan reception rooms, each refurbished to a high standard. The lounge features a charming fireplace, the open-plan kitchen is fitted with modern appliances and has been recently refurbished, offering a pleasant cooking and dining area. The conservatory benefits from large windows allowing plenty of natural light to flood in and over looks the rear garden.

The property comprises three bedrooms, with the master bedroom being particularly spacious and bright, perfect for unwinding after a long day. The second bedroom also enjoys an abundance of natural light, creating a serene atmosphere. The single bedroom is perfect as a child's room or a home office.

The shower room is generously sized and includes a walk-in double shower with a rain shower head, as well as a heated towel rail.

Outside, there is a converted garage, ample parking space and a lovely garden, completing this exceptional property. Don't miss the opportunity to make this house your new home.

Ground Floor

Entrance Hall

Entrance door leading into the entrance hallway, stairs to the first floor and a door to:

WC

Re-fitted vanity wash hand basin, low flush W.C, tiled splashback and a double-glazed window.

Lounge 4.50m x 3.93m (14'9" x 12'11")

Presented to a high standard, the tasteful lounge has a

feature fire and surround, T.V point, central heating radiator and a double-glazed window. Open-plan to:

Kitchen/Dining Room 2.88m x 4.98m (9'5" x 16'4")

Open-plan kitchen/dining room, fitted with ample wall and base units, built-in oven, hob and extractor, sink unit and drainer, space for a fridge/freezer and plumbed for a washing machine. Tiled floor, double-glazed window and side door. There is also an added pantry cupboard. Open-plan to the dining area which in turn flows to the conservatory.

Conservatory 3.74m x 2.41m (12'3" x 7'11")

Having wood flooring, a pitched roof, double-glazed windows and doors and overlooks the rear garden making this a light and bright room.

First Floor

Landing 1.83m x 1.81m (6'0" x 5'11")

Window to the side.

Bedroom 1 4.50m x 2.00m (14'9" x 6'7")

Having panelling to one wall, a double-glazed window and a central heating radiator.

Bedroom 2 2.87m x 3.07m (9'5" x 10'1")

Double-glazed window and a central heating radiator.

Bedroom 3 3.49m x 2.08m (11'5" x 6'10")

Double-glazed window, central heating radiator and a storage cupboard.

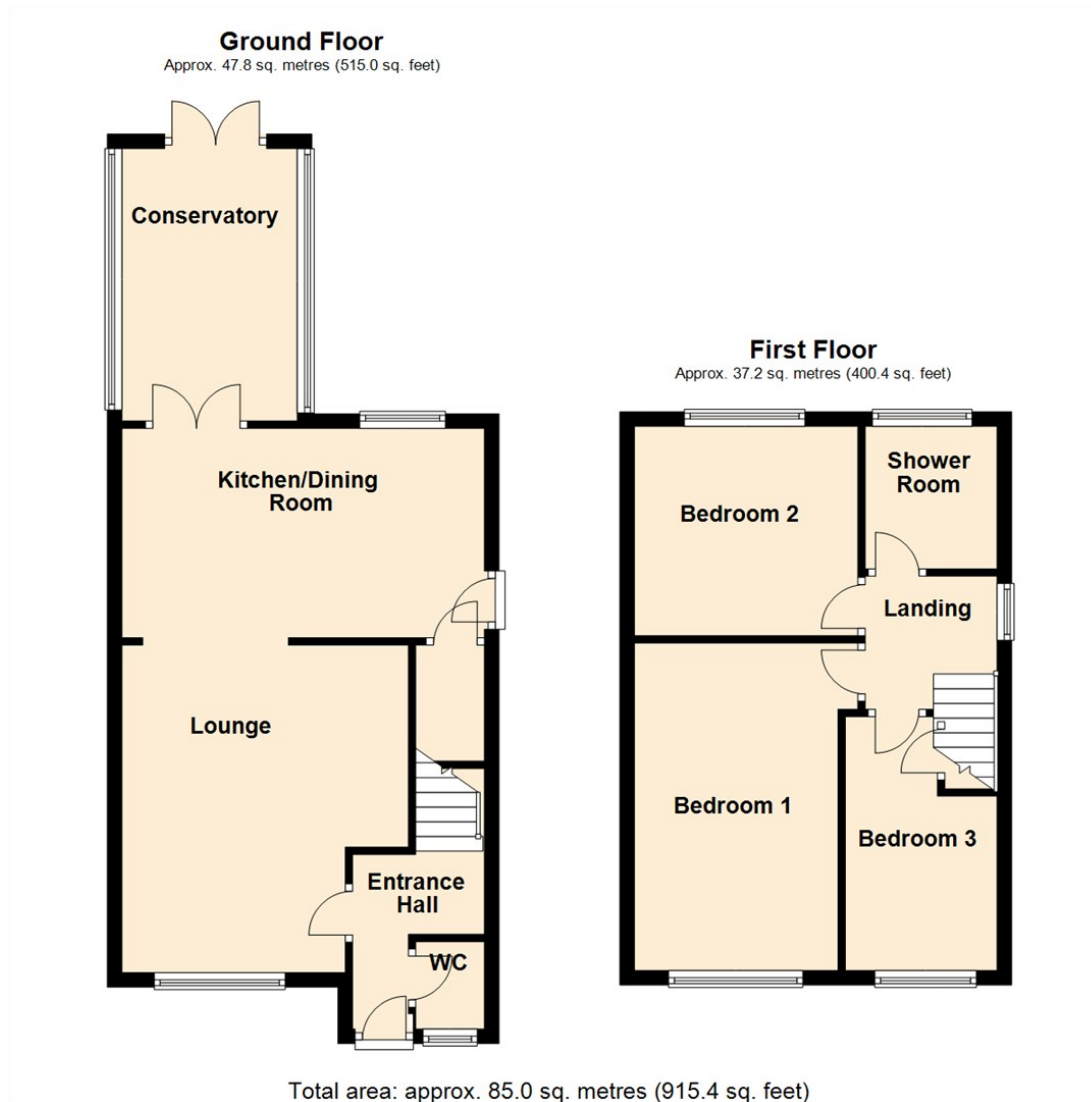
Shower Room 1.96m x 1.81m (6'5" x 5'11")

Re-fitted to a high standard with a double walk-in shower unit, with a rain head shower, vanity wash hand basin and a low flush WC. Towel rail, under floor heating and a double-glazed window.

External

To the front there is a neat lawn garden, a private driveway leading to the detached garage which has an up-and-over door, multiple electric points and lights. The rear garden is private and enclosed with a lawn and a private seating area.





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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