



Abraham Hill | Rothwell | LS26 0EQ

Offers Over £300,000

Three bedroom extended semi-detached | Council Tax Band C | EPC Rating E

**Emsleys** | estate agents

\*\*\*EXTENDED THREE BEDROOM SEMI. READY TO MOVE INTO. FANTASTIC LOCATION\*\*\*

This immaculate extended semi-detached property boasts a perfect blend of modern features and functionality, making it an ideal home for families and couples alike. The house comprises; two spacious reception rooms, both are designed in an open-plan layout for a seamless flow. The open-plan kitchen is a true highlight, featuring a kitchen island, modern appliances and ample natural light that illuminates the space beautifully.

With three inviting bedrooms, all benefiting with an abundance of natural light, creating a bright and airy atmosphere. The master bedroom having built-in wardrobes and the second double bedroom also offers built-in storage.

The property also features a stylish bathroom with a four-piece suite and a free-standing shower, perfect for unwinding after a long day. The outdoor space is equally impressive, with a garage, parking and a garden which can offer a peaceful retreat.

Additionally, the property has been recently renovated, further enhancing its appeal.

Situated in a sought after location with excellent public transport links, nearby schools, local amenities, parks, and a strong community spirit, this home offers a combination of comfort and convenience that is hard to beat.

## Ground Floor

### Living Room 3.91m x 5.31m (12'10" x 17'5")

Open-plan living room with a feature square bay window, central heating radiator, T.V point, stairs to the first floor and double doors leading into;

### Kitchen/Breakfast Room 3.87m x 5.31m (12'8" x 17'5")

Open-plan and well equipped with wall and base units, a central island, built-in oven, hob with extractor over, sink unit, plumbed for a washing machine, space for a fridge/freezer and room for a concealed dryer under the worktop. Double-glazed window, a side door to the drive and being open-plan to;

### Reception Room 4.26m x 4.29m (14'0" x 14'1")

A large extended room to the rear of the property over looking the garden, with bi-fold doors, an electric heater and a 'Velux' window.

## First Floor

### Landing 3.00m x 1.87m (9'10" x 6'2")

Access to the loft.

### Bedroom 1 3.91m x 3.43m (12'10" x 11'3")

Positioned to the rear with fitted wardrobes, central heating radiator and a double-glazed window.

### Bedroom 2 3.91m x 3.34m (12'10" x 10'11")

Positioned to the front with fitted wardrobes and drawer units, central heating radiator and a double-glazed window.

### Bedroom 3 2.09m x 1.87m (6'10" x 6'2")

Positioned to the front with fitted wardrobes, a central heating radiator and a double-glazed window.

### Bathroom 2.59m x 1.87m (8'6" x 6'2")

A four piece suite comprising; bath, independent shower cubicle, vanity wash hand basin and a low flush W.C.. Tiled walls to complement the suite, double-glazed window and a central heating radiator.

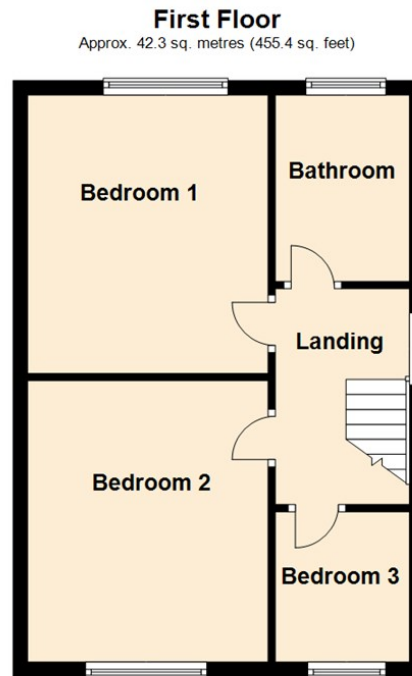
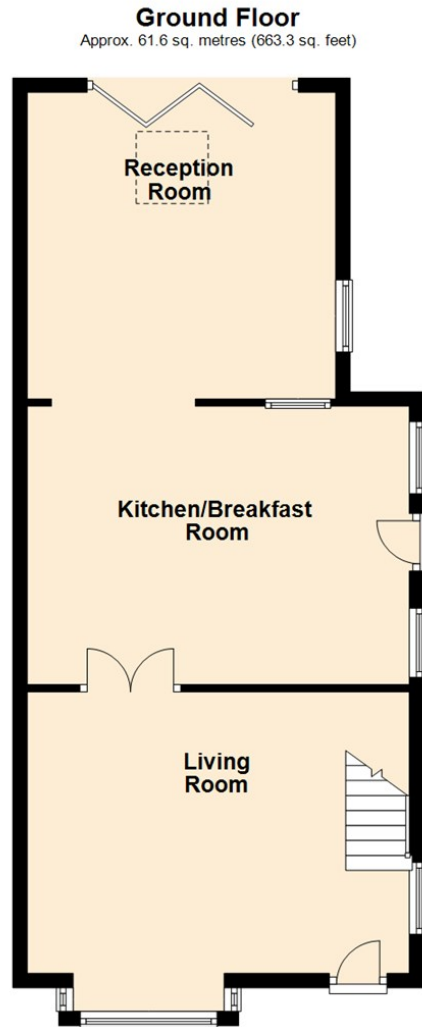
## Loft

Accessed by a loft ladder, the useful loft area is fully boarded, the roof being insulated and plaster boarded and having a 'Velux' window, power point and light.

## External

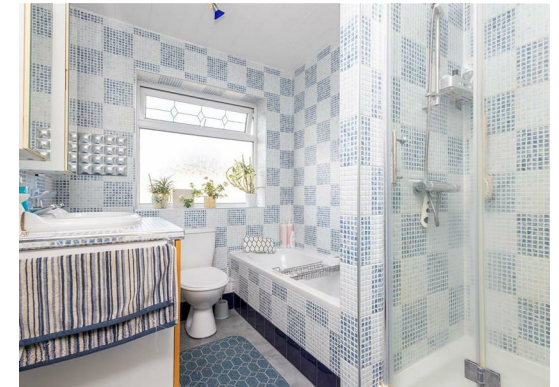
To the front there are wrought-iron gates leading in to the driveway and a front garden which is neat and astro turfed. The driveway leads to a detached garage with an up-and-over door. The private and enclosed rear garden is also astro turfed and has a newly laid paved patio creating a easy and manageable garden for relaxing in. Also having a large metal shed on a concrete base.





Total area: approx. 103.9 sq. metres (1118.6 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

**Emsleys** | estate agents