



Elmroyd | Rothwell | LS26 0BW

Offers Over £259,000

Two bedroom semi-detached bungalow | Council Tax Band C | EPC rating E

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**\*\*\*TWO BEDROOM SEMI-DETACHED BUNGALOW. NO CHAIN. SPACIOUS AND READY TO MOVE INTO\*\*\***

Nestled in a peaceful and community-focused location with excellent public transport links, this bungalow is a haven for couples seeking a charming home. Boasting two double bedrooms, this property offers a master bedroom with built-in wardrobes and ample natural light, while the second bedroom provides a spacious retreat flooded with sunshine.

The open-plan kitchen is a delightful space with abundant natural light, perfect for culinary enthusiasts. The reception room features large windows that frame the garden view beautifully, creating a serene ambiance complemented by a cosy fireplace.

With a well-appointed shower room including a shower cubicle, this bungalow caters to modern living needs. Additionally, the property features a garage for convenient parking, ensuring both security and ease of access.

Surrounded by local amenities and a strong sense of community, this home offers a harmonious blend of comfort and convenience. Don't miss this opportunity to own a property that combines practicality with tranquility, making it an ideal choice for discerning buyers.

## Ground Floor

### Kitchen/Breakfast Room 4.70m x 3.18m (15'5" x 10'5")

Side entrance door leads into the kitchen, with side and front windows creating lots of natural light. The kitchen is well equipped with wall and base units, oven, hob with an extractor over, plumbed for a washing machine, space for a fridge/freezer and a sink unit and drainer. Sliding door into the inner hallway and doors off to:

### Lounge 5.82m x 3.66m (19'1" x 12'0")

Positioned to the front elevation and being tastefully decorated, having a fire and surround. T.V point and a central heating radiator.

### Bedroom 1 4.30m x 3.66m (14'1" x 12'0")

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

### Bedroom 2 3.31m x 3.18m (10'10" x 10'5")

Positioned to the rear and currently being used as a dining room, having a central heating radiator and a double-glazed window.

### Shower Room 2.02m x 1.99m (6'8" x 6'6")

Having a large walk-in shower, vanity wash hand basin and low flush W.C, towel rail and a double-glazed side window.

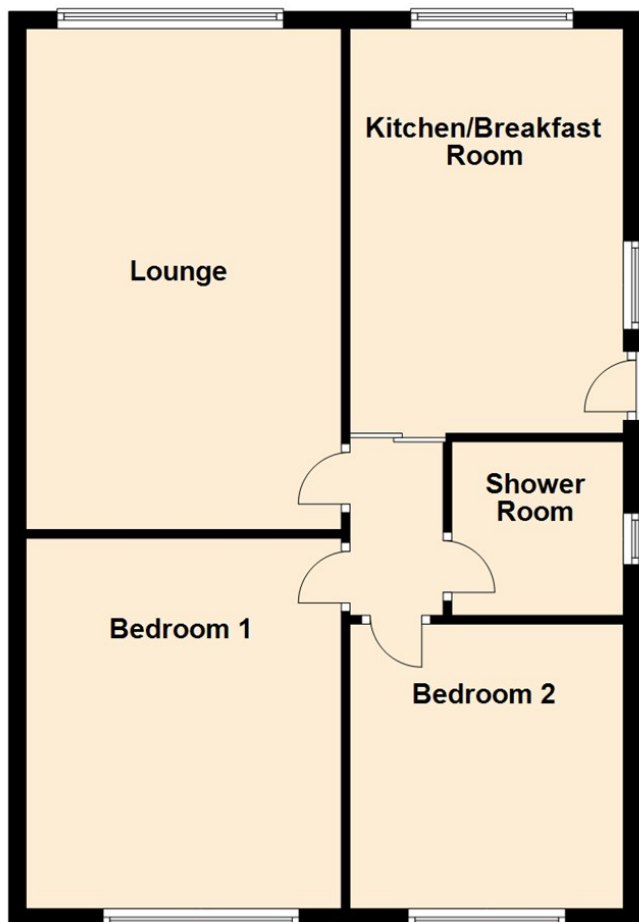
## External

To the front there are wrought-iron gates, steps down the side of a long driveway leading to the detached garage. The front garden is low maintenance and the rear is private and enclosed with a patio and lawn.



### Ground Floor

Approx. 70.9 sq. metres (763.5 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 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.



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