



Windmill Chase | Rothwell | LS26 0XB

£225,000

Three bedroom town house | Council Tax Band A | EPC Rating D

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*** LARGER STYLE THREE BEDROOM TOWN HOUSE * NOT OVERLOOKED TO THE REAR * LARGE DINING/KITCHEN * CLOAKS/WC * GOOD SIZED BEDROOMS * ENCLOSED REAR GARDEN * COMMUNAL OFF-ROAD PARKING ***

Located in a sought after area with convenient access to local amenities, schools and public transport, this well maintained three bedroom town house is ideal for families and couples looking for a comfortable home. Internal viewing is highly recommended, as the property offers very spacious accommodation, which can not be seen from the outside! The well loved family home is in a lovely condition, is filled with natural light and boasts a spacious layout benefiting from double-glazing and central heating. There is communal off-road parking and the property is not overlooked to the rear.

The ground floor features a welcoming lounge with a large window offering plenty of natural light and overlooking the pleasant rear garden. The kitchen is a highlight of the property, providing a large and spacious room perfect for cooking and entertaining, together with an entrance vestibule and an extremely handy ground floor W.C. To the first floor, there are three good sized bedrooms - master bedroom which houses a super-king sized bed, a second double bedroom and a generous single third bedroom, offering flexibility for various household needs. The family bathroom has a white suite and includes a shower over the bath.

One of the unique features of this property is its rear garden, providing a private outdoor space to relax and enjoy, the property is not overlooked to the rear and has far reaching viewings over allotments and open fields. In addition, there is communal off-road parking to the front and possible potential to create off-road parking to the front garden (subject to a dropped kerb and permission) like neighbouring dwellings. Don't miss the opportunity to make this lovely property your new home!

Ground floor

Entrance Vestibule

Radiator, tiled flooring, double-glazed entrance side door and a door to:

WC

Double-glazed window to the side, fitted with a two piece suite comprising; wash hand basin and low-level WC, and having tiled flooring.

Kitchen/Diner 3.71m x 4.70m (12'2" x 15'5")

Fitted with a range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap and tiled splashbacks. Plumbing for an automatic washing machine, space for a fridge/freezer and tumble dryer, built-in electric fan assisted oven and a built-in four ring gas hob with a pull-out extractor hood over. Double-glazed window to the front, radiator, tiled flooring and a door to a built-in under-stairs storage cupboard.

Inner Hallway

Radiator, dado rail, double-glazed rear door to the garden, stairs to the first floor landing and door to:

Lounge 4.11m x 3.71m max (13'6" x 12'2" max)

Double-glazed window to the rear, radiator and a feature fire with a wood surround and marble effect back and hearth.

First floor

Landing

Door to a built-in storage cupboard, which houses the gas boiler, access to the loft space and doors to:

Master Bedroom 4.09m x 2.87m (13'5" x 9'5")

Double-glazed window to the rear with far reaching views, radiator, walk-in over stairs wardrobe with hanging rail and shelving.

Bedroom 2 3.73m max x 2.72m min (12'3" max x 8'11" min)

12'3" max x 8'11" min (10'4" max)

Double-glazed window to the front, radiator and a dado rail.

Bedroom 3 3.23m x 1.75m (10'7" x 5'9")

Double-glazed window to the rear with far reaching views and a radiator.

Family Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low-level WC. Tiled surround, double-glazed window to the front, chrome style ladder radiator and tiled flooring.

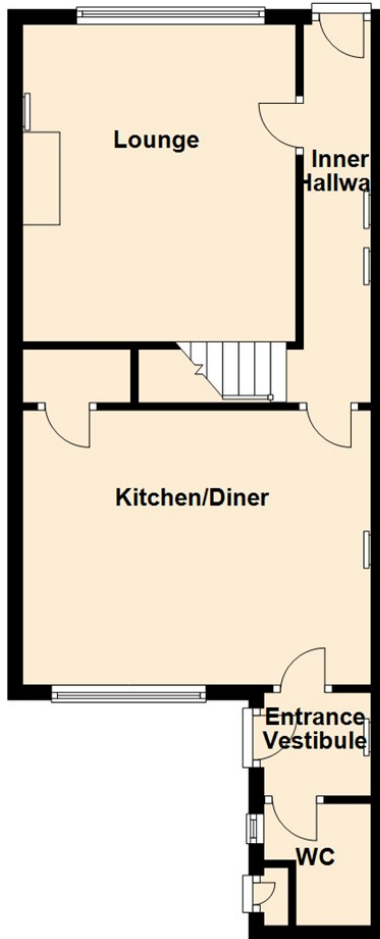
Outside

There is a low maintenance gravel and pebbled front garden with a path leading to the front entrance door, plus there is also a handy small outside garden store. Having potential to create off-road parking, (like neighbouring properties) if desired, subject to permission from Leeds City Council and a dropped kerb. Additionally, there is communal off-road parking to the front of the property, plus ample on street parking too. To the rear, there is a fully enclosed and secure mature good sized garden. The garden is mainly lawned, with a timber decking seating area, a small pond, rear gated access and two timber storage sheds. The property is not directly overlooked to the rear, making the garden private. The property backs on to local allotments then a farmers field.



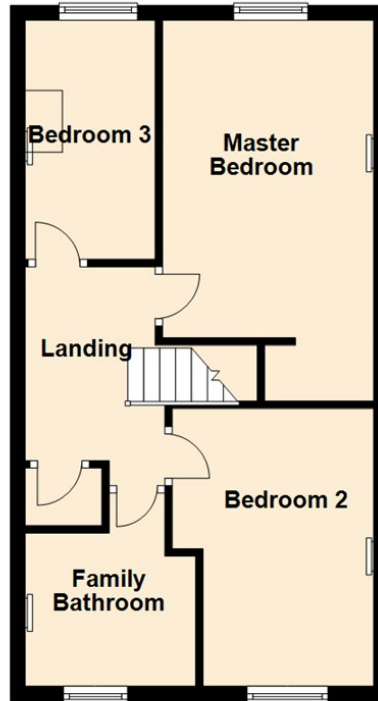
Ground Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 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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