



Royds Lane | Rothwell | LS26 0BE

£175,000

Back to back terraced house | Council Tax Band A | EPC rating D

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MODERN KITCHEN AND BATHROOM. TASTEFULLY DECORATED THROUGHOUT. NO CHAIN

Nestled in a sought-after location with excellent public transport links, nearby schools and local amenities, this immaculate back to back terraced property is now available for sale. Ideal for couples and first time buyers alike seeking a cosy home, this residence boasts high ceilings and has been recently renovated, offering a blend of classic charm and modern convenience.

The property comprises a spacious open-plan reception room with high ceilings, providing a bright and airy living space. The open-plan kitchen/dining area is a highlight, featuring modern appliances, ample natural light, all recently refurbished to a high standard. This charming home offers two double bedrooms, each with abundant natural light. The master bedroom is generously proportioned and boasts a spacious layout, while the second bedroom also benefits from natural light. The bathroom is equipped with a three-piece suite and a shower over the bath, perfect for unwinding after a long day.

Don't miss the opportunity to make this delightful property your own and become part of a strong local community in this vibrant neighbourhood.

Ground Floor

Kitchen/Dining Room 4.06m x 3.79m (13'4" x 12'5")

Entrance door leading into the kitchen with ample wall and base units in a modern high gloss finish with counter tops, sink and drainer unit, built-in oven, hob with an extractor over and tiled splashbacks. Integral fridge/freezer, integral washing machine and dishwasher. Laminate flooring, central heated radiator, spotlights, a double-glazed window and doors to the cellar, lounge and the first floor.

Cellar 4.59m x 2.16m (15'1" x 7'1")

Dry and spacious, ideal for storage.

Lounge 4.59m x 3.80m (15'1" x 12'6")

Having two double-glazed windows to the front and side, central heating radiator T.V point, high ceilings, wall mounted feature fire and neutral decor.

First Floor

Landing

Doors to:

Bedroom 1 4.59m x 3.71m (15'1" x 12'2")

Having two double-glazed windows to the front and side, central heating radiator, high ceilings and neutral decor.

Bedroom 2 2.03m x 3.95m (6'8" x 13'0")

Having a double-glazed window to the front, central heating radiator, high ceilings and neutral decor.

Bathroom

Re-fitted with a three piece suite comprising; a panelled bath with a rain shower head over and glass screen, vanity wash hand basin and a low flush W.C. Part tiled to the walls, ladder towel rail, built-in storage cupboard and a double-glazed window.

External

The front of the property abuts the main road.





Total area: approx. 81.5 sq. metres (876.9 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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