



Carlton Lane | Rothwell | LS26 0DJ

£207,000

Three bedroom mid terrace | Council Tax Band B | EPC rating D

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\*\*\*THREE BEDROOM MID TERRACE. CLOSE TO ALL AMENITIES. NO CHAIN\*\*\*

Located in a sought-after area, this charming terraced property is now available for sale. The house is in good condition, perfect for families or couples looking for a comfortable home.

As you enter, you are greeted by a spacious reception room featuring large windows that flood the space with natural light. The room also boasts a beautiful fireplace and high ceilings, adding character to the property.

The open-plan kitchen with dining space is ideal for entertaining guests or enjoying family meals.

This property offers three double bedrooms, each with an abundance of natural light. Bedroom one and bedroom three both benefit from walk-in closets, providing ample storage space for your belongings.

The bathroom is fitted with a three piece suite, offering both style and functionality.

With excellent public transport links, nearby schools, local amenities and parks within walking distance, this property is conveniently situated for all your needs.

## Ground Floor

### Lounge 4.06m x 4.20m (13'4" x 13'9")

Double-glazed window and entrance door, feature fire place, T.V point, high ceilings and door to;

### Kitchen 3.95m x 4.20m (13'0" x 13'9")

Fitted with ample wall and base units, roll edge worktops, sink and drainer unit, cooker point, plumbed for a washing machine, space for a fridge/freezer, double-glazed window and a central heating radiator.

## First Floor

### Landing

Stairs and doors to:

### Bedroom 1 4.10m x 4.20m (13'5" x 13'9")

Double-glazed window, central heating radiator and a walk-in closet.

### Bedroom 2 2.84m x 4.20m (9'4" x 13'9")

Double-glazed window and a central heating radiator.

## Second Floor

### Landing

Door to:

### Bedroom 3 3.43m x 4.20m (11'3" x 13'9")

Double-glazed window, central heating radiator and a walk-in closet.

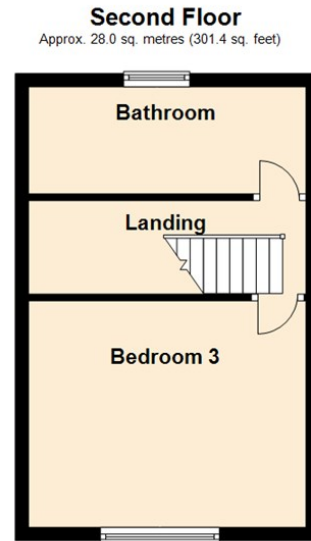
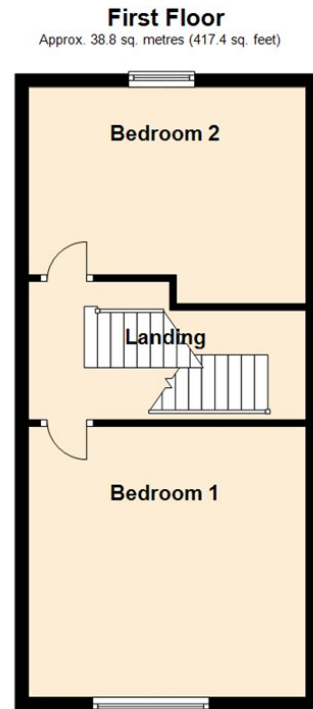
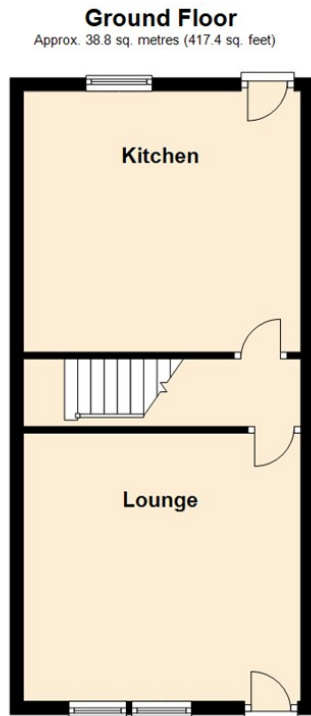
### Bathroom 1.62m x 4.20m (5'4" x 13'9")

Three piece suite, panelled bath with a shower over, vanity wash hand basin, a low flush W.C, storage cupboard, double-glazed window and a central heating radiator.

## External

To the front is a small garden and to the rear is a small yard.





Total area: approx. 105.6 sq. metres (1136.2 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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