



Copley Lane | Robin Hood | WF3 3AA

£185,000

Two bedroom mid terrace | Council Tax Band A | EPC rating D

Emsleys | estate agents

TWO BEDROOM MID TERRACE PROPERTY. TASTEFUL AND MODERN. GOOD SIZE REAR GARDEN. NO CHAIN

Located in a sought after area, this immaculate terraced property is now available for sale. Ideal for couples, this charming home boasts a delightful garden, perfect for relaxing or entertaining guests.

Upon entering, the modern kitchen features 'top of the range' appliances, wood counter tops and Yorkshire stone flooring, creating a stylish and functional space filled with natural light. The reception room with high ceilings, wood floors and a cosy log burner, offers a warm and inviting atmosphere. There is a conservatory to the rear which benefits from a garden view, providing a tranquil setting.

This property offers two bedrooms, with the master bedroom being a spacious double room with ample natural light. The second bedroom is a comfortable single room also benefiting from natural light. The bathroom is a highlight of this home, boasting a four-piece suite and charming stripped wood floors.

With public transport links, nearby schools, local amenities, green spaces and walking routes close by, this property offers both convenience and a peaceful environment. Don't miss the opportunity to make this beautifully presented home your own.

Ground Floor

Kitchen 2.56m x 3.20m (8'5" x 10'6")

Entrance door leading into the fitted kitchen with wall and base units and contrasting counter tops. Built-in oven hob with an extractor over, plumbed for a washing machine, space for a fridge/freezer. sink and drainer unit. Yorkshire Stone flooring and a door;

Lounge 4.17m x 4.00m (13'8" x 13'1")

Having wood flooring, a feature log burner with lintel above, t.v point, double-glazed window, central heating radiator and a door to:

Conservatory 2.41m x 3.40m (7'11" x 11'2")

A light and airy room with wood flooring and overlooking the rear garden.

First Floor

Landing

Doors to:

Bedroom 1 3.33m x 4.00m (10'11" x 13'1")

A good size double bedroom with a double-glazed window and a central heating radiator.

Bedroom 2 2.56m x 1.44m (8'5" x 4'9")

A single bedroom having a double-glazed window and a central heating radiator.

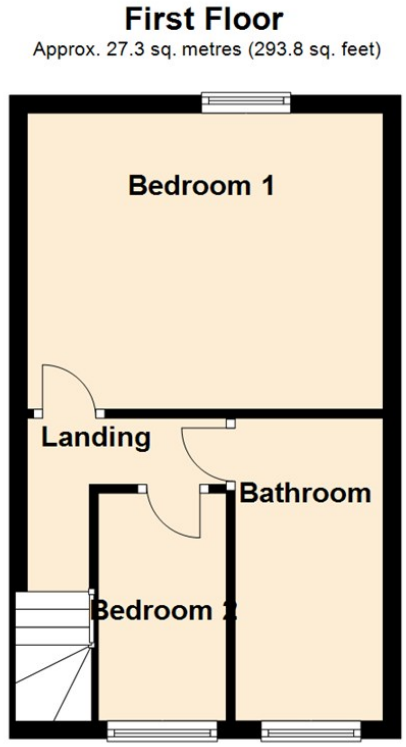
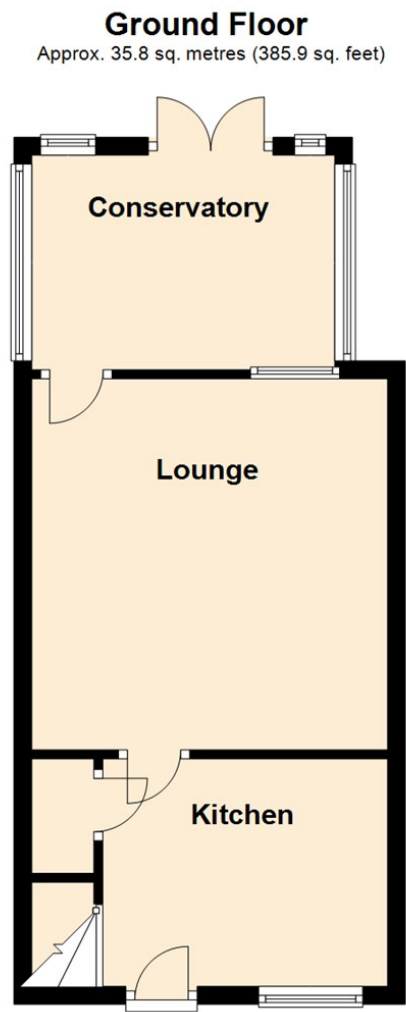
Bathroom 3.40m x 1.66m (11'2" x 5'5")

Comprising; a four piece suite with an independent shower cubicle, free standing bath, vanity wash hand basin and a low flush w.c.,. Wall mounted central heating boiler, stripped wood floor, towel rail and a double-glazed window.

External

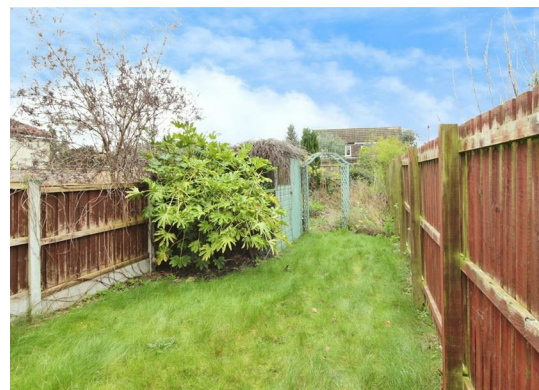
To the front is street parking, wrought-iron railings and a small buffer harden. To the rear is a lawn garden which is private and enclosed.





Total area: approx. 63.1 sq. metres (679.7 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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