



Rooks Nest Road | Stanley | WF1 3EE

Price Range £475,000

Four bedroom extended semi-detached | Council Tax Band C | EPC rating C

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LARGE AND EXTENDED FAMILY HOME. OPEN-PLAN KITCHEN AND SUN ROOM. OPEN VIEWS. LARGE MASTER BEDROOM

Presenting a stunning semi-detached property, immaculately presented and renovated to the highest standards. This exquisite home boasts an impressive four bedrooms and two generously sized bathrooms. The master bedroom is a rare find, offering ample space, abundant natural light and the luxury of an en-suite. The three remaining bedrooms are equally impressive, with two spacious double rooms and a charming single room, all bathed in natural light.

Aesthetically pleasing high ceilings throughout the property enhance the sense of space and the open-plan design brings a modern touch to this elegant home. The property offers three light-filled reception rooms, two of which showcase large windows, one with a garden view and another with a faux fireplace.

The heart of this home is undoubtedly the open-plan kitchen, complete with a kitchen island and modern appliances. Large sliding doors fill the room with natural light and provide a seamless transition to the outdoors, perfect for entertaining or keeping an eye on the children as they play in the garden.

Speaking of the garden, it is a verdant oasis complemented by a beautiful view, offering an ideal setting for alfresco dining or simply relaxing with a good book. The property also benefits from a garage, offering additional storage or parking space.

Ground Floor

Entrance Hall 5.05m x 1.59m (16'7" x 5'3")

The entrance hallway gives access to the first floor, wood flooring and a central heating radiator. An ideal area for kicking off your shoes and hanging your coat.

Lounge Area 3.98m x 3.58m (13'1" x 11'9")

Having a t.v point, high ceilings, square bay window and a central heating radiator.

Dining Room 3.58m x 3.58m (11'9" x 11'9")

This room is currently used as a large social area to the home, with a bar and pool table, central heating radiator and being open-plan into;

Family Room/Orangery 3.47m x 5.27m (11'5" x 17'3")

A t.v point and two skylights. Another lovely entertaining area to this beautiful home, looking out onto the garden.

Inner Hallway 1.69m x 1.59m (5'7" x 5'3")

Door to:

WC

Comprising of a low flush w.c, and a vanity wash hand basin.

Kitchen/Breakfast Room 4.74m x 5.84m (15'7" x 19'2")

A large extended kitchen with modern units and contrasting worktops, two built-in ovens, hob with extractor over, built-in appliances and a central island. With still enough room for a family dining table, ideal for those family meals or social evenings. Sliding doors to the rear garden.

First Floor

Landing 2.20m x 1.81m (7'3" x 5'11")

Doors to:

Master Bedroom 7.14m x 5.84m (23'5" x 19'2")

This vast master bedroom could be split into two if required or kept as a really good size master with ample light streaming through the dual aspect double-glazed windows, central heating radiator and access to;

En-suite Shower Room 1.99m x 2.57m (6'6" x 8'5")

A large walk-in shower unit with a 'rain head' shower, vanity wash hand basin and low flush W.C, acrylic panels throughout, double-glazed window and a ladder towel rail.

Bedroom 2 3.68m x 3.35m (12'1" x 11'0")

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

Bedroom 3 3.35m x 3.35m (11'0" x 11'0")

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

Bedroom 4 2.17m x 1.81m (7'1" x 5'11")

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

Bathroom 2.57m x 1.81m (8'5" x 5'11")

A three piece suite comprising; a bath with a shower and glass screen over, vanity wash hand basin and a low flush w.c. Fully tiled walls, double-glazed window and a ladder towel rail.

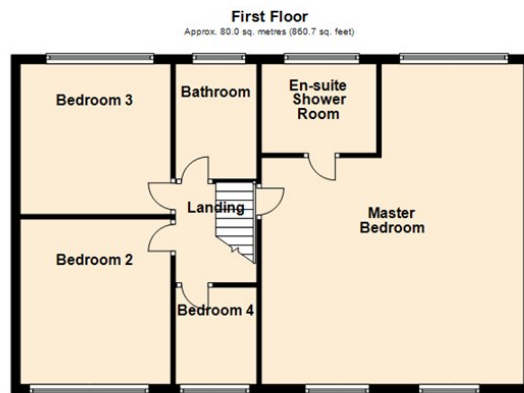
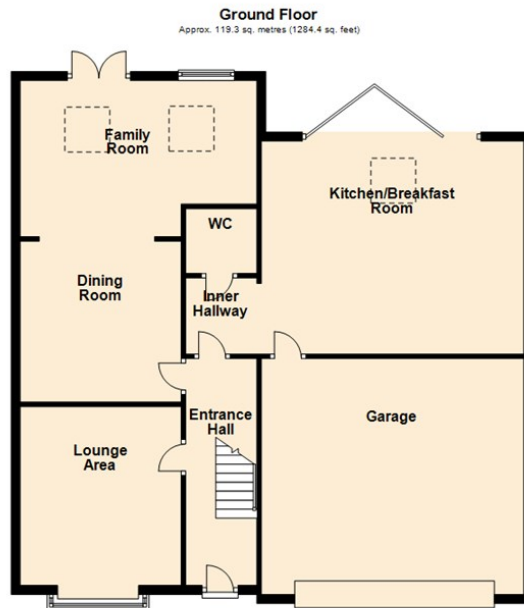
Garage 5.25m x 5.84m (17'3" x 19'2")

A large double garage with ample space for cars or storage. Electrical point, power and light.

External

To the front, the property is accessed through an electric gate and there is a good size driveway giving ample of off-street parking. The rear garden is a really good size with a paved patio, large lawn area and views as far as the eye can see.





Total area: approx. 199.3 sq. metres (2145.1 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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

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