



Middleton Avenue | Rothwell | LS26 0SE

£200,000

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

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IMMACULATELY PRESENTED. REFURBISHED TO A HIGH STANDARD. NO CHAIN. EXCELLENT VIEWS TO THE REAR

Presenting this immaculate terraced property for sale, designed to the highest standards with a blend of classic and contemporary features. The residence is perfectly suited for couples seeking a peaceful and quiet lifestyle, located near public transport links and green spaces.

The property unfolds to reveal a reception room, distinguished by its high ceilings and a fireplace, complemented by the warmth of wood floors. It is a space where you can entertain or unwind, separated from the rest of the house for privacy and tranquility.

The open-plan extended kitchen is a culinary enthusiast's dream, boasting a kitchen island and modern appliances. Recently refurbished, it is a bright and inviting space with natural light streaming through, offering ample dining space. The design ensures that you can cook and entertain at the same time, making it a hub of home activity.

The property comprises; two spacious double bedrooms. The master bedroom is a serene sanctuary, offering built-in wardrobes and an abundance of natural light. The second bedroom also offers generous space, characterised by a walk-in closet and natural light. Both rooms have been newly refurbished, maintaining the overall immaculate condition of the property. The bathroom is contemporary and a relaxing haven.

Unique features such as the fireplace, high ceilings and open-plan living areas add character to the property. The recent renovations have enhanced these features, making this property a modern haven. The garden and beautiful view add to the charm, making this home a rare find.

Don't miss this opportunity to own a property that combines location, comfort, and charm in a package that is hard to resist

Ground Floor

Lounge 3.20m x 4.07m (10'6" x 13'4")

Double-glazed entrance door leads in to the lounge, with stripped wood floors, T.V point, original chimney breast wall with feature fire place and a central heating traditional radiator.

Kitchen/Breakfast Room 3.76m x 4.07m (12'4" x 13'4")

Being recently re-fitted with a bespoke kitchen with contrasting worktops and a sink unit with drainer and swan neck taps. Built-in oven, hob with extractor over, tiled splashback, built-in wine fridge, dishwasher and a fridge/freezer. Stripped wood floors, ceiling spotlights, bin drawer and well thought out cupboard space. Re-fitted to the extension area are French doors, 'Velux' windows and a side courtesy door giving access to the rear garden. Stairs to:

Cellar 3.99m x 3.76m (13'1" x 12'4")

Being re-wired and new wooden joists, all prepared ready to be tanked should any buyer wish to use the cellar.

First Floor

Landing

Door to:

Bedroom 1 3.22m x 4.07m (10'7" x 13'4")

A really good size double bedroom, new sockets and power points, central heating radiator, double-glazed window, fitted wardrobes and newly laid carpets.

Bedroom 2 3.76m x 2.82m (12'4" x 9'3")

A really good size double bedroom, new sockets and power points, central heating radiator, double-glazed window, built-in storage cupboard and newly laid carpets.

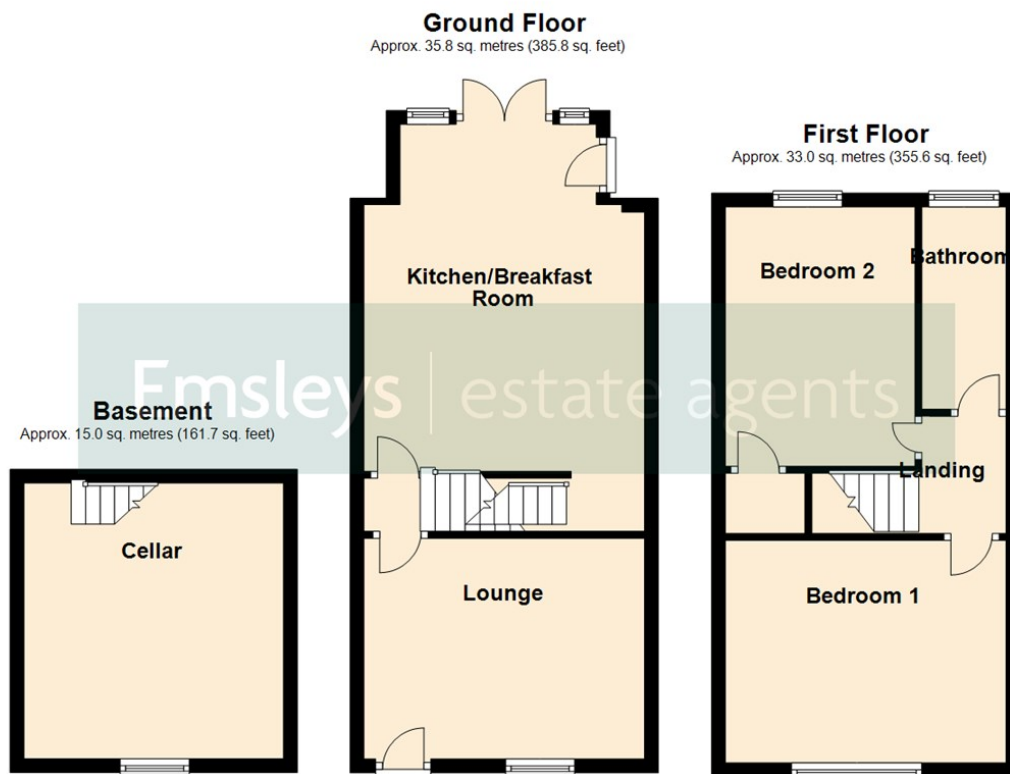
Bathroom

Comprising; a three piece white suite with panelled bath and shower over, vanity wash hand basin and a low flush W.C.,. Tiled walls, central heating radiator and a double-glazed window.

External

To the front is a small buffer garden and to the rear is a good size recently laid decked area and newly turfed lawn.





Total area: approx. 83.9 sq. metres (903.1 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.



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