



Pawson Street | Robin Hood | WF3 3BH

£200,000

Two bedroom mid terrace house | Council Tax Band B | EPC rating E

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IMMACULATELY PRESENTED. REFURBISHED TO A HIGH STANDARD. NO CHAIN

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 warm decor. It's a space where you can entertain or unwind, separated from the rest of the house for privacy and tranquility.

The open-plan 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, characterised by a walk-in closet and an abundance of natural light. The second bedroom also offers generous space 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

Entrance Hall

Access to the first floor, central heating radiator and a door to:

Lounge 3.94m x 3.61m (12'11" x 11'10")

Beautifully presented with a neutral decor and floods of natural lighting, feature fire and T.V point, central heating radiator and a door to:

Kitchen/Dining Room 3.94m x 4.57m (12'11" x 15'0")

A large open-plan kitchen area with a centre island, space for a 'range style' cooker, ample wall and base units, 'Belfast' sink with swan neck taps, space for a fridge/freezer, and plumbed for a washing machine. Double-glazed window and a new composite door to the rear. Door and stairs to:

Cellar

Ideal storage.

First Floor

Landing

Doors to:

Bedroom 1 3.81m x 3.66m (12'6" x 12'0")

Positioned to the front, a good size double bedroom with a double-glazed window, central heating radiator and a built-in storage cupboard. Lovely high ceilings and flooded with natural light.

Bedroom 2 3.94m x 2.67m (12'11" x 8'9")

Positioned to the rear, a good size double bedroom with a double-glazed window and a central heating radiator. Lovely high ceilings and flooded with natural light.

Bathroom 2.95m x 1.84m (9'8" x 6'0")

Comprising; a three piece suite with a large walk-in shower cubicle with a glass screen, vanity wash hand basin and a low flush W.C, Fully tiled walls and floor, double-glazed window and a central heating radiator.

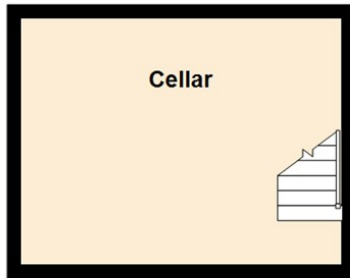
External

The front, the property abuts the street and to the rear there is a buffer yard with a laid patio.



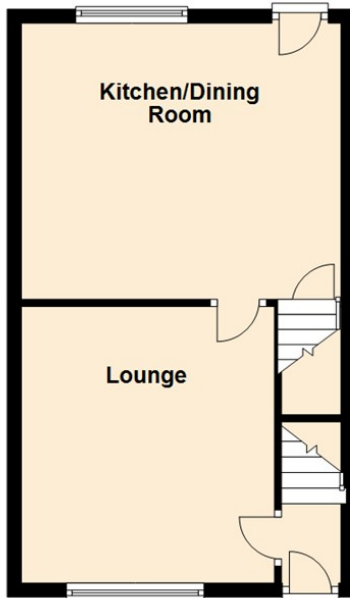
Basement

Approx. 15.9 sq. metres (171.7 sq. feet)



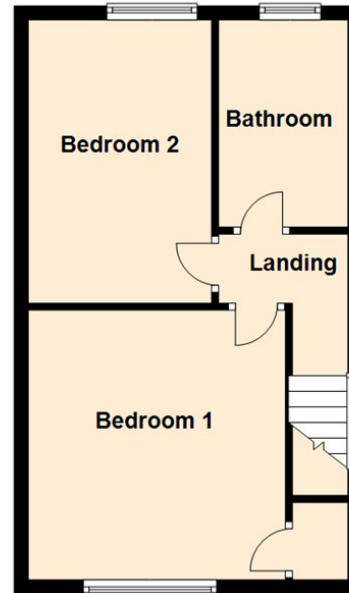
Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 88.6 sq. metres (953.4 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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