



Spibey Crescent | Rothwell | LS26 0NR

£215,000

Two Bedroom Semi-Detached | Council Tax Band A | EPC Rating E

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NO CHAIN. SCOPE TO EXTEND. TWO BEDROOMS. GOOD SIZE ROOMS. EXCELLENT LOCATION. MUST BE VIEWED

A semi-detached property in a desirable location with excellent public transport links, nearby schools, local amenities, green spaces and parks. This property provides a tranquil living environment and is part of a strong local community. It is in good condition and offers a charming atmosphere, ideal for families or couples.

The property offers two double bedrooms that are filled with natural light. The four-piece bathroom suite, complete with a shower cubicle that adds a touch of modernity and convenience. There is a good size occasional loft room but has the versatility for a number of uses.

The kitchen is a unique feature of this property, equipped with a built-in pantry. The central hub of this home is the open-plan reception room. The large windows allow natural light to flood into the room, highlighting the fireplace. This room offers a stunning view of the garden and direct access to it. The garden is a lovely space, perfect for outdoor dining, entertaining, or simply enjoying a cup of coffee in the morning.

Seamlessly integrating different spaces in the home. This creates a sense of continuity and flow throughout the property, making it a perfect option for those seeking a spacious and well-designed home. The property has the added use of a large store with a utility and w.c room, which subject to the necessary planing could be converted into the living accommodation or even built over creating another level and bedroom space above.

This semi-detached property provides a combination of comfort and convenience, making it a truly compelling purchase.

Ground Floor

Entrance Hall

Entrance door leading into the entrance hallway with a window to the side, stairs to the first floor and door to:

Kitchen 2.86m x 3.36m (9'5" x 11'0")

Fitted with wall and base units with contrasting worktops,

sink and drainer unit, space for a cooker, double-glazed window, under stairs pantry and a door through to:

Lounge/Dining Room 5.93m x 3.74m (19'5" x 12'3")

A good size lounge/dining room with a feature wall mounted fire, T.V point, central heating radiator, double-glazed window to the front elevation and French doors with glazed side panels opening from the lounge onto a beautiful garden.

Store

To the side of the property is a large attached store which in turn gives access to:

Utility Room 2.54m x 1.87m (8'4" x 6'2")

An ideal utility room which houses the fridge/freezer and washing machine.

WC

A useful outside W.C

First Floor

Landing

Double-glazed window to the side, double door to storage cupboards and doors to:

Bedroom 1 3.10m x 3.31m (10'2" x 10'10")

Positioned to the front elevation, double-glazed window and a central heating radiator.

Bedroom 2 2.79m x 3.48m (9'2" x 11'5")

Positioned to the rear elevation, double-glazed window and a central heating radiator.

Bathroom 1.65m x 2.45m (5'5" x 8'0")

Positioned to the front elevation is this four piece white bathroom suite, comprising; a panelled bath, vanity wash hand basin, low flush W.C, and a separate shower cubicle, fully tiled walls, double-glazed window and a central heating radiator.

Loft Room 2.97m x 5.86m (9'9" x 19'3")

A good size occasional loft room ideal for versatile living and having a skylight.

External

To the front of the property there is a raised pebble garden. To the rear is a flagged patio, lawn and established borders. Being private and not over looked.





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