



Spibey Crescent | Rothwell | LS26 0NR

£200,000

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.

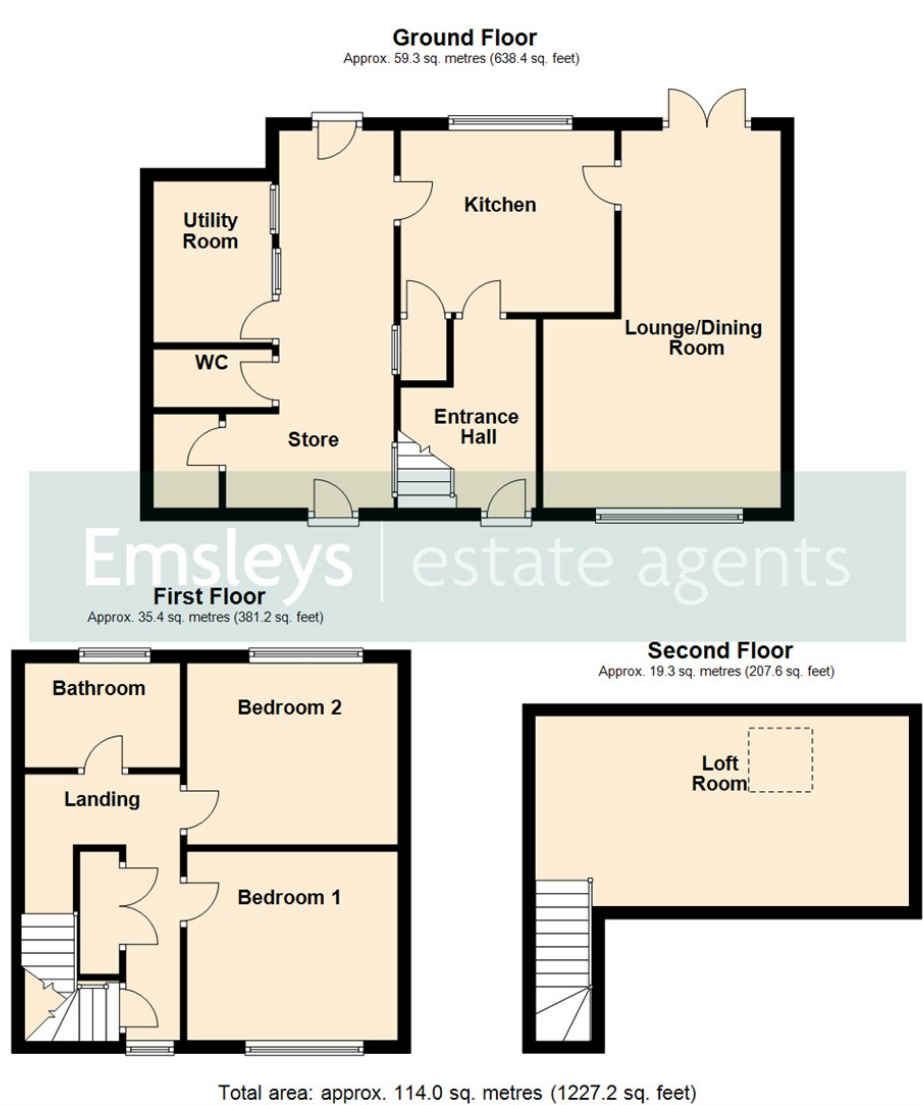
Loft Room 2.97m x 5.86m (9'9" x 19'3")

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.





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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