



Raylands Way | Middleton | LS10 4AQ

£210,000

TWO BEDROOM SEMI | COUNCIL TAX BAND B | EPC RATING E

Emsleys | estate agents

TWO BEDROOM SEMI. OCCASIONAL LOFT ROOM. OPEN-PLAN KITCHEN

We are delighted to present this immaculate semi-detached property for sale. This dwelling is situated in a well connected neighborhood with convenient public transport links, nearby schools and an abundance of green spaces. Moreover, a strong local community further enhances the appeal of this location.

The property boasts a number of unique features and modern comforts. An elegant fireplace lends an inviting ambiance to the open-plan reception room, which is flooded with light from large windows that provide a picturesque view of the garden. This space is perfect for hosting guests or enjoying quiet evenings by the fire.

The expansive open-plan kitchen is a true highlight of this home. It comes equipped with modern appliances and a kitchen island, providing ample space for cooking and dining. A utility room off the kitchen adds an extra layer of convenience for the homeowners. Natural light streams in, creating a vibrant and energising environment.

The property features two spacious double bedrooms, both bathed in natural light, creating a fresh and airy feel. These rooms offer a comfortable retreat for rest and relaxation. There is the added bonus of a loft room, adding versatile living for any growing family.

A large bathroom, tastefully designed, completes the layout of this home.

Outside, you will find a beautiful garden, offering a private space for outdoor relaxation and socialising, and the added convenience of parking facilities.

This property is ideally suited for families and couples alike, offering a balance of modern living and homely charm. This could be the perfect home you have been searching for.

Ground Floor

Porch

Two windows to the side, window to the front and door to:

Hall 1.84m x 2.88m (6'0" x 9'5")

Tiled floor, stairs to the first floor and door to:

Kitchen/Breakfast Room 3.93m x 2.00m (12'11" x 6'7")

Fitted with ample wall and base units with contrasting worktops, sink and drainer unit, plumbed for a washing machine, breakfast bar area, ideal for meal times. Two double glazed windows and door to:

Utility Area 4.22m x 1.14m (13'10" x 3'9")

Ideal utility room, double-glazed window and door to the side.

Living Room 5.87m x 3.23m (19'3" x 10'7")

With feature fire and surround, T.V point, central heating radiator, double-glazed window to the front and French doors to;

Conservatory 2.84m x 2.59m (9'4" x 8'6")

A light and airy conservatory looking out over the rear garden.

First Floor

Bedroom 1 2.82m x 6.20m (9'3" x 20'4")

A good size double bedroom with two double-glazed windows, central heating radiator, T.V point and built-in storage.

Bedroom 2 2.95m x 3.60m (9'8" x 11'10")

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

Bathroom 1.70m x 2.54m (5'7" x 8'4")

A three piece bathroom suite comprising; bath with shower over, vanity wash hand basin and low flush w.c. Tiled walls, central heating radiator and a double-glazed window.

Loft Room 2.87m x 5.05m (9'5" x 16'7")

Restricted head height.

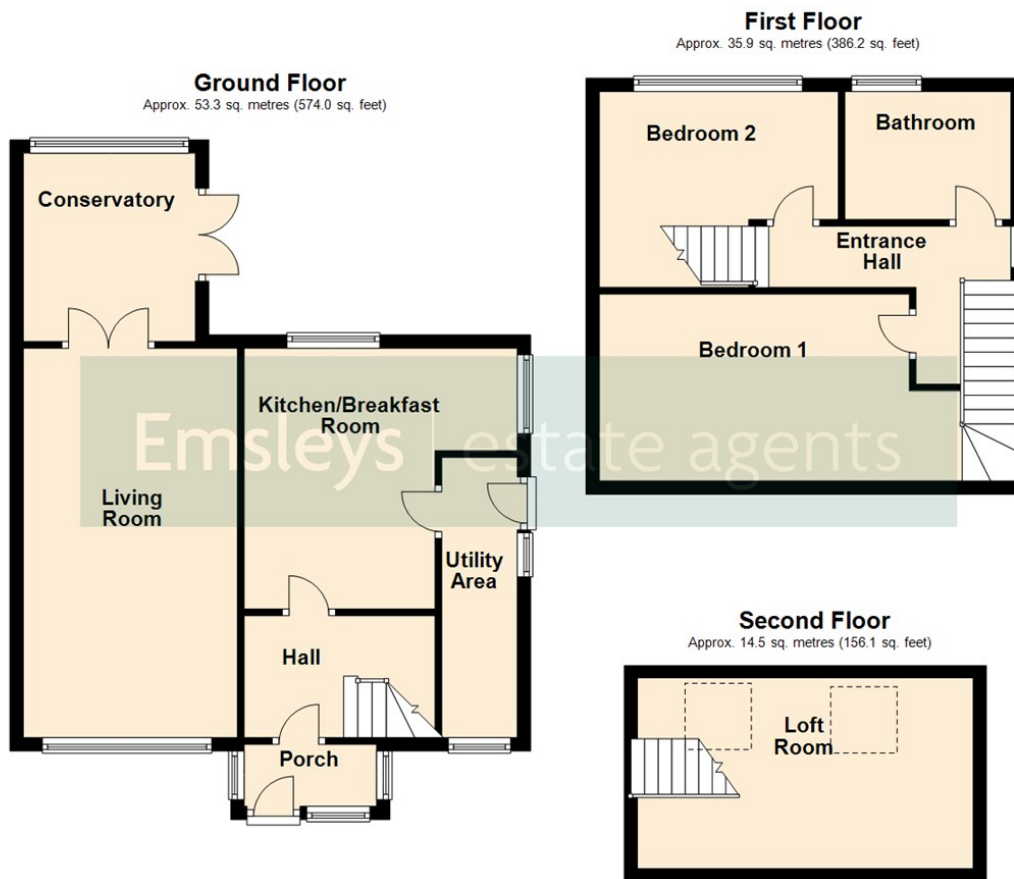
A good size occasional loft room, ideal for a work from home office space or bedroom and with two skylights.

External

To the front is a lawn area, timber gates and driveway lead

to the wrought-iron side gate, which in turn leads to the rear garden, which is private and enclosed with a lawn area and outbuilding.





Total area: approx. 103.7 sq. metres (1116.4 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.



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

Emsleys | estate agents