



Birch Royd | Rothwell | LS26 0TF

Offers Invited £310,000

Four bedroom semi-detached | Council Tax Band C | EPC rating D

**Emsleys** | estate agents

\*\*\*FOUR BEDROOM SEMI-DETACHED. LARGE CORNER PLOT. CONSERVATORY\*\*\*

We are delighted to present this charming semi-detached property for sale. This neutrally decorated home is ideal for families and couples alike seeking a tranquil yet convenient location with local amenities, schools and green spaces within easy reach.

The ground floor of the property boasts an open-plan kitchen, complete with dining space, perfect for enjoying those family meals or entertaining guests. Adjacent, you will find the separate reception room, bathed in natural light from the large windows and featuring a lovely fireplace, a cosy addition for those cooler evenings.

The property benefits from four double bedrooms, (one currently used as a second lounge with a conservatory off), each filled with an abundance of natural light, creating bright and airy spaces. The master bedroom is a particular highlight, featuring built-in wardrobes and offering a peaceful retreat at the end of the day. The property is serviced by a well-appointed bathroom with a three-piece white suite, providing a modern and clean finish.

Externally, the property doesn't disappoint either. There is ample parking space, along with a garage for additional storage or vehicle needs. The garden is a delightful feature, offering a perfect spot for alfresco dining or simply enjoying the beautiful view.

This property offers a unique blend of character features such as the fireplace and practical features like ample parking and a garage. With its accessible location, this property offers the perfect balance of convenience and tranquillity. Don't miss this opportunity to secure the perfect family home or couple's retreat.

## Ground Floor

### Kitchen/Dining Room 4.42m x 2.76m (14'6" x 9'1")

Side entrance door leads into the dining/kitchen with ample wall and base units with contrasting worktops. Sink and drainer unit, space for a cooker, plumbed for a washing machine and a fridge/freezer. Double-glazed window to the front elevation.

### Living Room 5.51m x 3.65m (18'1" x 12'0")

A really good size lounge with a feature fire and surround, T.V point, central heating radiator and a double-glazed window to the front elevation.

### Bedroom 1 4.35m x 3.65m (14'3" x 12'0")

Positioned to the rear on the ground floor and having ample fitted wardrobes, a vanity unit, double-glazed window and a central heating radiator.

### Inner Hallway

Stairs to the first floor and doors to:

### Bathroom 2.04m x 1.68m (6'8" x 5'6")

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

### Bedroom 4 3.31m x 2.76m (10'10" x 9'1")

Positioned to the rear on the ground floor and currently used as a second reception room, with wood flooring, double-glazed patio doors and a central heating radiator.

### Conservatory 2.38m x 3.58m (7'10" x 11'9")

Positioned to the rear and over looking the rear garden.

## First Floor

### Landing

Doors to:

### Bedroom 2 3.13m x 2.75m (10'3" x 9'0")

Positioned to the side with a double-glazed window, central heating radiator and ample storage.

### Storage 1.98m x 2.75m (6'6" x 9'0")

### Bedroom 3 2.82m x 3.07m (9'3" x 10'1")

Positioned to the front with a double-glazed window, central heating radiator and ample storage.

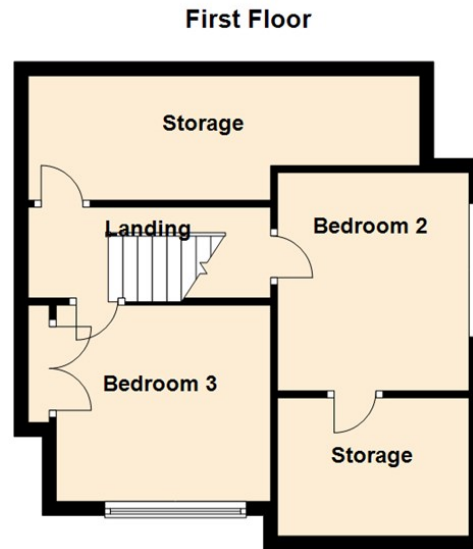
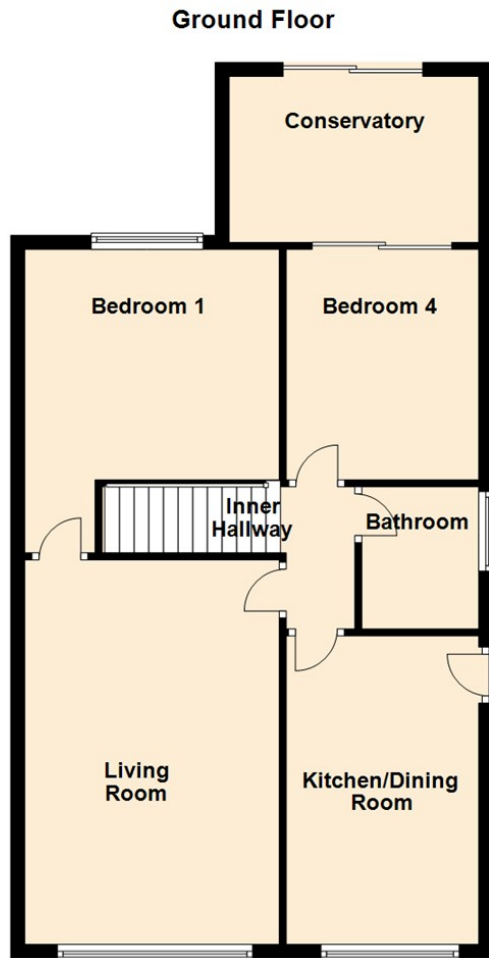
### Storage

### External

To the front is a well established garden with a driveway

leading to the detached garage. The side and rear gardens are mainly laid to lawn with established borders and a private patio area over looking the rear garden.





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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