



Wood Lane | Rothwell | LS26 0PY

Offers Over £240,000

Three bedroom semi-detached | Council Tax Band B | EPC rating D

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THREE BEDROOM SEMI. PRIME LOCATION. TASTEFULLY DECORATED

This well presented semi-detached property is now on the market and it is an opportunity not to be missed. Attractive to both families and couples, the residence is located in an area with good public transport links and is close to reputable schools, local amenities and green spaces for leisure activities.

The property boasts an impressive three bedrooms, two reception rooms, a refitted bathroom and a kitchen. The master bedroom is a spacious double and features built-in wardrobes. The second bedroom is also a generous double with ample natural light. The third bedroom, a single, is equipped with built-in cupboards and enjoys plenty of daylight.

The bathroom is a dream, designed with a modern four-piece suite, including a walk-in shower, and is tiled for easy maintenance. The kitchen is bright and modern. The separate dining reception room is a highlight, with a patio door that invites light into the room. The lounge has high ceilings which adds to the airy and spacious feeling, and a charming fireplace which makes it the perfect space for relaxation or entertaining guests.

The property's features don't stop there. It also includes a garage and a beautiful garden for outdoor enjoyment. The home has a grand, open feel, offering a blend of modern living in a traditional setting.

Ground Floor

Entrance Hall

Entrance hallway giving access to the first floor, central heating radiator and a door to:

Living Room 4.47m x 4.35m (14'8" x 14'3")

A light and spacious room with ample natural light through the double-glazed partial bay window with a feature limestone fire surround, T.V point, picture rail, central heating radiators and door to:

Dining Room 4.17m x 3.56m (13'8" x 11'8")

A spacious room with a double-glazed patio door leading

to the rear garden, central heating radiator, built-in storage cupboard, laminate floor, picture rail and door to:

Kitchen 4.17m x 2.06m (13'8" x 6'9")

Fitted with wall and base units and worktops, tiled splashbacks, sink and drainer unit, built-in oven and hob and an integrated fridge/freezer. Double-glazed windows to the side and rear along with a side entry door.

First Floor

Landing 2.55m x 1.75m (8'4" x 5'9")

Double-glazed side window and doors to:

Bedroom 1 4.52m x 2.82m (14'10" x 9'3")

Positioned to the rear is a large double bedroom with fitted wardrobes, central heating radiator and a loft hatch with a pull-down ladder, allowing easy access to the boarded loft, which has a 'Velux' window and ample storage space.

Bedroom 2 3.58m x 3.87m (11'9" x 12'8")

Another good size double bedroom positioned to the front, with a double-glazed window and a central heating radiator.

Bedroom 3 2.67m x 1.75m (8'9" x 5'9")

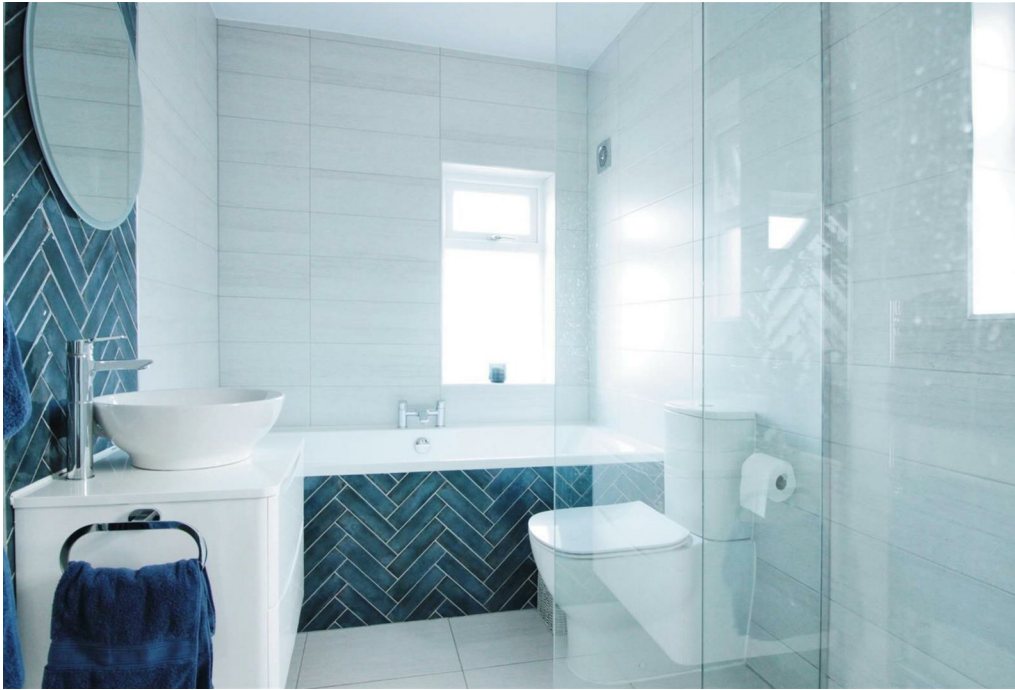
Positioned to the front is this single bedroom with built-in over the stairs storage, a double-glazed window and a central heating radiator.

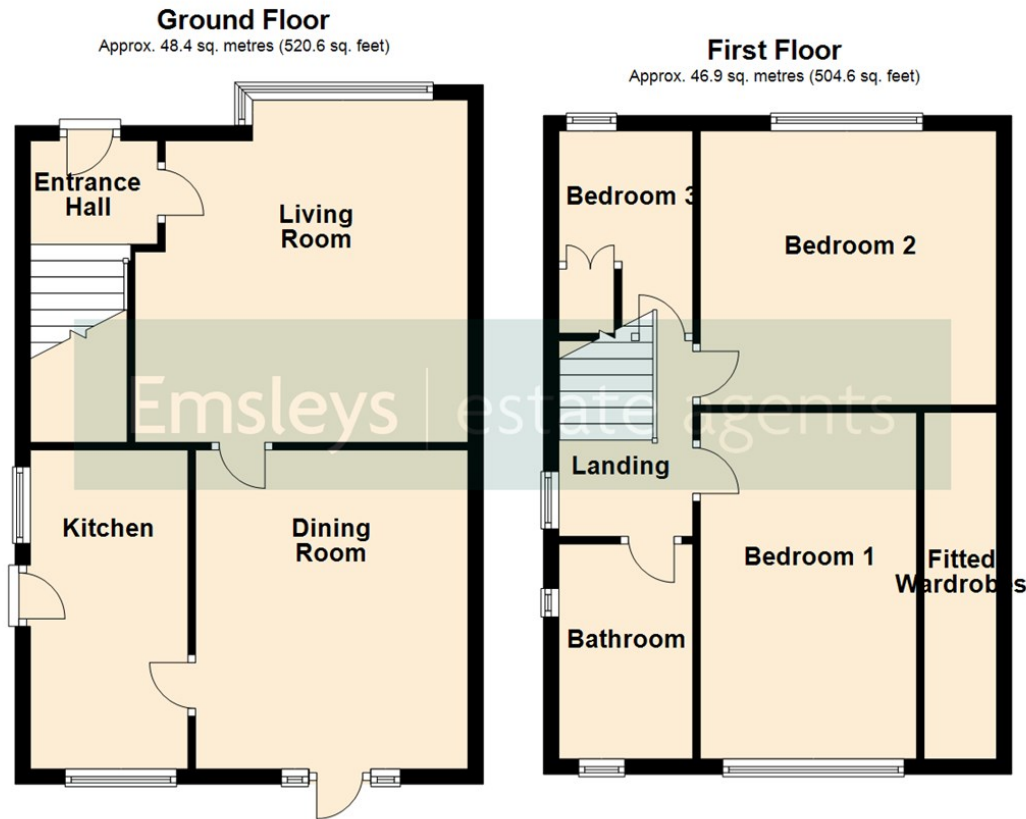
Bathroom 2.81m x 1.75m (9'3" x 5'9")

Recently refitted to a high standard is this beautiful four piece bathroom suite, with a bath, separate walk-in shower, low flush W.C and a vanity unit with basin. Tiled walls and floor with underfloor heating, double-glazed windows and ladder towel rail.

External

A brick-built boundary wall with built-in raised flower beds along with a flagged area makes the front of the house neat and appealing from the roadside. There is a shared driveway which leads to the garage, which is currently used as storage by the owners. The recently landscaped rear garden, which is low maintenance, would be an ideal space for entertaining or for children to enjoy.





Total area: approx. 95.2 sq. metres (1025.2 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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