



Rooks Nest Road | Outwood | WF1 3DX

£500,000

Four Bedroom Detached | EPC C | Council Tax F

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LARGE FOUR BEDROOM STONE BUILT TARDIS***IDEAL FAMILY HOME***

Guide price £500,000-£525,000 Skillfully designed to fit the plot and needs to be seen in the first person to be fully appreciated. Overall a very attractive home well worthy of an internal inspection and sure to create a lot of interest.

This detached property is in an immaculate condition, boasting an elegance that's ready to welcome its new owners. Ideally suited for families, the property offers a wealth of versatile and spacious accommodation, complete with four bedrooms, the master with en-suite, a five piece house bathroom, a reception room, large kitchen, utility room and cloak room.

The open-plan reception room is a standout feature of this property. It's adorned with large windows that invite natural light in, enhancing the wooden flooring and high ceilings that give the room a grand and airy feel. An elegant fireplace serves as a focal point, creating a cosy ambience for family gatherings. With a view of the garden and direct access to it, the reception room seamlessly blends indoor and outdoor living.

The open-plan kitchen is a modern culinary delight, fitted with up-to-date appliances. A utility room is also included, and the marble countertops add a sophisticated touch. The kitchen is well-lit with natural light, making it an inviting space for home-cooked meals.

To the first floor, the master bedroom is generously sized and bathed in natural light, featuring an en-suite for added convenience. The remaining three bedrooms are all spacious double rooms, equally blessed with an abundance of natural light. The bathroom is large, incorporating a rain shower for a touch of luxury.

Unique features such as a fireplace, high ceilings, an open-plan layout, a garage, parking, a garden, and a beautiful view add to the property's charm. The location is nothing short of excellent, with public transport links, nearby schools, local amenities, and a strong local community all within easy reach

Ground Floor

Entrance Hall 7.24m x 2.21m (23'9 x 7'3)

A large entrance hallway with solid oak floor, stairs leading to first floor landing.

Lounge Dining Room 8.13m" x 5.94m" (26'8" x 19'6")

With solid oak floor, feature fire and surround, wall light points, double glazed window to rear, double glazed French doors leading out to rear garden.

Kitchen 6.10m" x 3.96m" (20'0" x 13'0")

With excellent range of contemporary wall and base fitted storage units incorporating gas Range cooker with stainless steel extractor hood over with tiled floor, partly tiled walls, ample work surfaces, plumbing for American type fridge, dishwasher, coved ceiling, spotlights, central heating radiator and two double glazed windows to the front, side glazed entrance door

Utility Room 2.59m" x 2.08m" (8'6" x 6'10")

With wall and base storage units, 1 1/2 bowl stainless steel sink unit with mixer taps, tiled floor, partly tiled walls, central heating radiator, plumbing for washing machine and tumble dryer, double glazed window to the rear.

Cloak Room

Low suite w.c., wash basin, partly tiled walls, tiled floor, heated chrome towel rail and double glazed window to side.

First Floor

Landing 8.71m x 2.24m (28'7 x 7'4)

A large landing with doors giving access to:

Bedroom One 5.66m x 3.96m (18'7 x 13'0)

An excellent master bedroom with fry standing wardrobes, wall light points, central heating radiator, two double glazed windows to the front.

En-suite

Furnished with three piece suite including fully tiled step in shower cubicle with Mira sports shower, pedestal wash basin and low suite w.c. tiled floor, partly tiled walls, extractor fan, chrome central heating radiator, double glazed window to the front.

Bedroom Two 5.99m" x 3.81m" (19'8" x 12'6")

With spotlights, central heating radiator, double glazed window to rear.

Bedroom Three 4.32m" x 3.81m" (14'2" x 12'6")

Telephone point, central heating radiator, two double glazed windows to front and t.v. point.

Bedroom Four 3.20m" x 3.00m" (10'6" x 9'10")

With central heating radiator, double glazed window to the rear.

Bathroom 4.06m" x 2.03m (13'4" x 6'8")

With five piece white suite including panelled bath, separate shower cubicle with power shower, pedestal wash basin and low suite w.c., bidet, heated towel rail, spotlights, extractor fan, ceramic tiled floor, partly tiled walls and double glazed window to the rear.

External

To the front of the property is gated access to a block paved driveway proving off street parking leading to integral garage with small garden area with power point and outside tap and boundary security wall. To the rear is gated access to private enclosed lawned garden with decking area, security lighting, boundary wall and fence. Four outside power points. Compact garden due to the fact the property was skillfully designed to fit the plot and needs to be seen in the first person to be fully appreciated. Overall a very attractive home well worthy of an internal inspection and sure to create a lot of interest.

Garage 5.18m" x 3.81m" (17'0" x 12'6")





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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