



Haighside Way | Rothwell | LS26 0UG

Asking Price £230,000

TWO BEDROOM SEMI | EPC C | COUNCIL TAX B

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**\*\*\*TWO BEDROOM SEMI DETACHED\*\*\*BEAUTIFULLY PRESENTED\*\*\*OFF STREET PARKING\*\*\***

For sale is an immaculate semi-detached property, an embodiment of sophistication and elegance. This beautiful house features two spacious double bedrooms, both basking in natural light, creating an atmosphere of warmth and tranquillity.

The property boasts a modern open-plan kitchen equipped with top-of-the-range appliances. With ample space for dining and basking in natural light, it provides a perfect setting for intimate family meals or entertaining guests. Complementing the kitchen is a single reception room, open and inviting with large windows and wood flooring.

The bathroom features a sleek three-piece suite, offering a touch of luxury to the home. The property also benefits from a single garage and additional parking space, providing ample room for multiple vehicles. The garden is another highlight, offering a serene space to enjoy outdoor living.

Located in a desirable area with public transport links, nearby schools, local amenities, and green spaces, the property offers a perfect balance of convenience and tranquility. The strong local community further enhances the appeal of this location, making it ideal for both families and couples.

Experience a unique blend of comfort and style with this property's open-plan layout and many unique features. This semi-detached property, with its immaculate condition and modern amenities, offers an ideal opportunity to acquire a family home in a thriving community. Whether you're a family seeking a welcoming space or a couple looking for a stylish abode, this property promises to be the perfect home.

## Ground Floor

### Porch

Double glazed entrance door, window, tiled floor, door leading to:

### Living Room 5.29m x 3.89m (17'4" x 12'9")

Open plan lounge area with stairs leading to the first floor, feature fire, T.V point, central heating radiator, double glazed window to the front elevation, wood flooring, door to:

### Kitchen/Dining Room 2.76m x 3.89m (9'1" x 12'9")

Fitted with wall and base units, contrasting counter tops, sink and drainer unit, built in oven, hob and extractor, plumbed for washing machine, space for fridge freezer, tiled floor, double glazed window and rear door.

## First Floor

### Landing

Door to:

### Bedroom 1 3.42m x 3.89m (11'3" x 12'9")

Double glazed window, central heating radiator positioned to the front

### Bedroom 2 2.76m x 3.89m (9'1" x 12'9")

Double glazed window, central heating radiator positioned to the rear

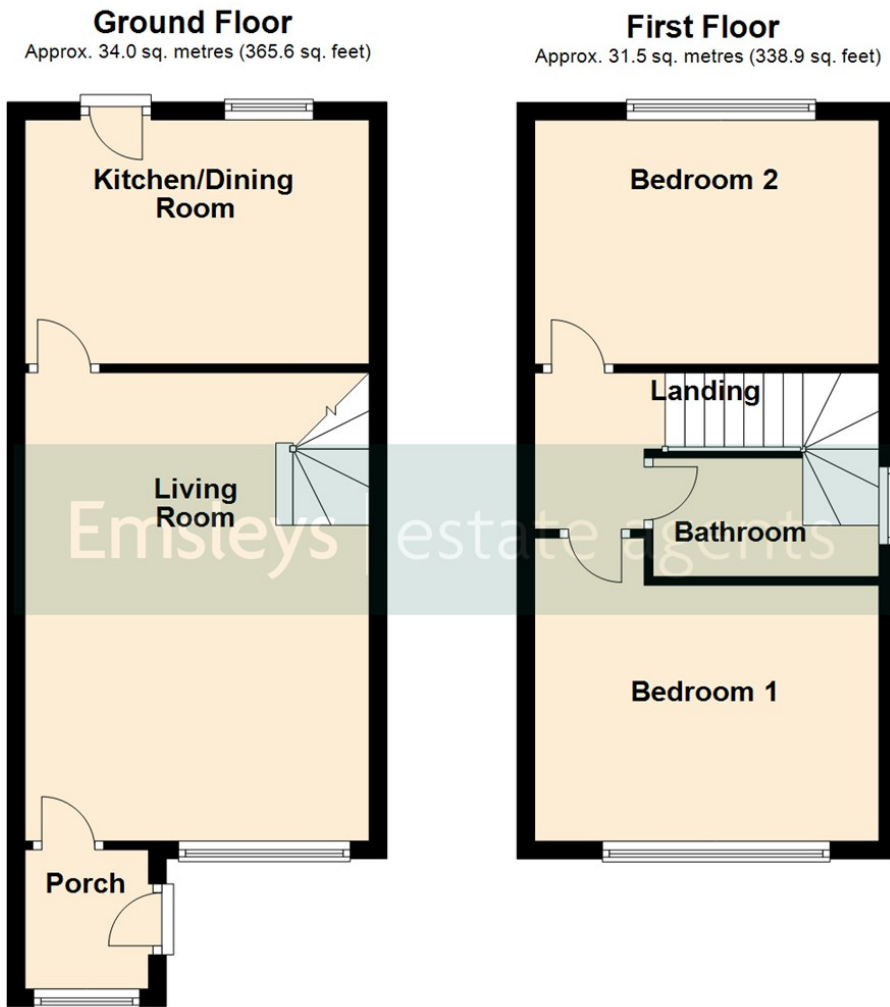
### Bathroom

Three piece suite with paneled bath and shower over, vanity wash hand basin and low flush W.C, Tiled walls, central heating ladder rail and double glazed window.

### External

To the front there is a neat lawn garden, driveway leads to the detached garage. The rear garden is mainly lawn, established borders and a raised decked area.





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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