



Park Crescent | Rothwell | LS26 0EZ

£350,000

Extended Three bedroom semi | EPC D | Council Tax C

Emsleys | estate agents

*****THREE BEDROOM SEMI*** DESIRABLE LOCATION***EXTENDED TO THE REAR*****

On offer is an immaculate, semi-detached property, currently listed for sale. This prime residence boasts an array of splendid features, making it an ideal home for families and couples alike. The house is situated in a quiet location with a strong local community, providing a serene environment. It also benefits from the proximity to public transport links, local amenities, and green spaces including nearby parks and schools.

The property offers a well-thought-out layout, including an open-plan kitchen and reception room. The kitchen is modern and spacious, featuring a kitchen island, state-of-the-art appliances, ample natural light, and a dedicated dining space. A utility room adds convenience to this space. The conservatory is a separate entity, adorned with wood floors and offering a delightful view of the garden.

The house comprises three bedrooms. The master bedroom is a spacious double room with built-in wardrobes, bathing in natural light. The second bedroom is also a double, spacious and well-lit. The third bedroom is a single room, flooded with natural light, perfect for a child or as a home office.

The large bathroom adds a touch of luxury to the home.

Unique features such as the cozy fireplace, garage, parking space, and a well-manicured garden add to the property's appeal. This fantastic residence is a blend of comfort and convenience, making it an unmissable opportunity for potential homeowners.

Ground Floor

Entrance Hall

Entrance door leading in to the entrance hallway, stairs to the first floor, under stairs cupboard door off to:

Living Room 3.56m x 4.09m (11'8" x 13'5")

Feature brick wall, T. V point, central heating radiator, double glazed bay window positioned to the front.

Dining Room 3.58m x 3.01m (11'9" x 9'11")

Laminate flooring, central heating radiator, feature fire and chimney breast wall. open plan to:

Conservatory

T.V Point, french doors to the garden

Kitchen 2.24m x 3.02m (7'4" x 9'11")

Open plan with ample wall and base units, contrasting counter tops, built in oven, hob and extractor over, sink and drainer unit,

Utility 2.03m x 1.65m (6'8" x 5'5")

Been plumbed for washing machine and space for stand up right fridge freezer. Rear entrance door

First Floor

Landing 2.76m x 2.50m (9'1" x 8'2")

Window to side, door to:

Bedroom 1 3.80m x 3.65m (12'6" x 12'0")

Having ample wardrobes, double glazed window to the rear, central heating radiator.

Bedroom 2 3.34m x 3.65m (10'11" x 12'0")

Double glazed window to the front, central heating radiator.

Bathroom 2.31m x 2.50m (7'7" x 8'2")

Comprising of a three piece suite, bath with shower over, vanity wash hand basin and low flush W.C, tiled walls, double glazed window

Bedroom 3 1.97m x 2.50m (6'6" x 8'2")

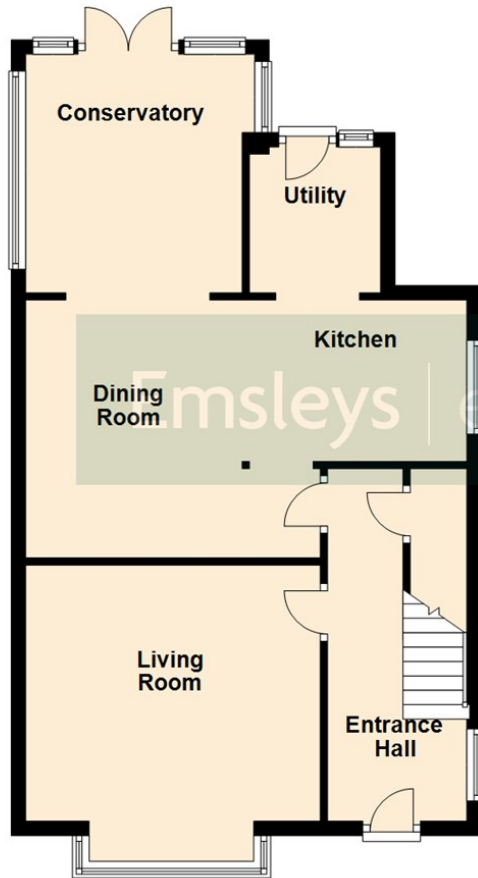
Double glazed window to the front, central heating radiator.

External

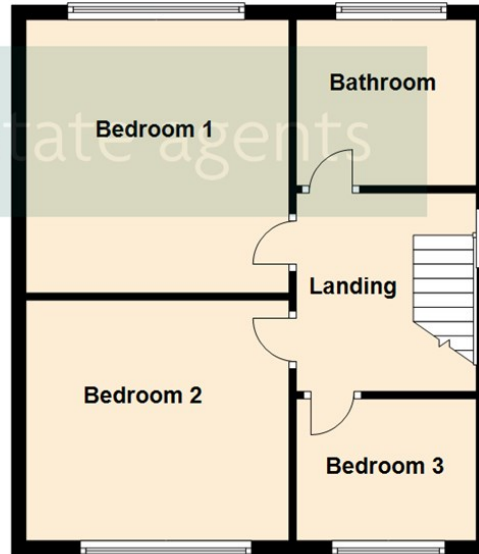
To the front is a block paved driveway which in turn leads to the detached garage. To the rear is a neat lawn garden, paved patio and raised decked area. Being private and enclosed.



Ground Floor
Approx. 59.2 sq. metres (637.2 sq. feet)

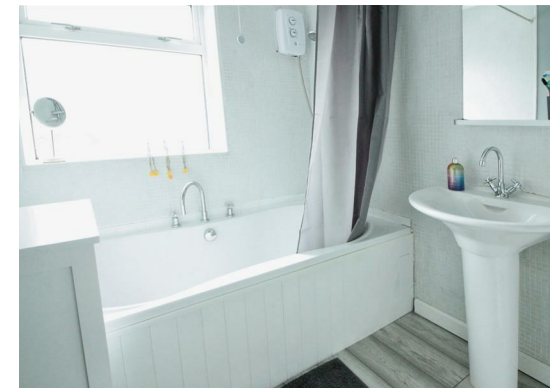


First Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 104.4 sq. metres (1124.3 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