



for sale
Emsleys
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28

Haigh Road | Rothwell | LS26 0NH

Offers Over £220,000

Four bedroom mid terrace | Council Tax Band B | EPC Rating E

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POPULAR LOCATION. MODERN BATHROOM. CLOSE TO AMENITIES. SIZEABLE HOME

A charming property, whilst it requires some modernising, it offers an abundance of potential, presenting a fantastic opportunity for those looking to put their own stamp on a home.

The property boasts four bedrooms, providing ample living space for families or those requiring additional home office space. Coupled with the single, modern bathroom, this home is ready to be transformed into a comfortable and convenient living environment.

On the ground floor, you will find a single reception room. This room offers wonderful potential for a cozy living area or a formal dining room, depending on your personal preference and lifestyle. There is also a large kitchen/diner with potential to reconfigure to your own desires.

In terms of location, the property is ideally situated with excellent public transport links and local amenities nearby. This ensures ease of access to the wider area and makes daily living highly convenient, with everything you need just a short distance away.

In conclusion, this property presents a unique opportunity to acquire a home ready for some modernisation, in a highly desirable location. With the right vision and renovation, this could be the perfect property for you.

Ground Floor

Lounge 3.35m x 3.96m (11'0" x 13'0")

Focal fireplace with log effect gas fire, PVCu double glazed window to front aspect and composite double glazed entrance door. Radiator, cornice to ceiling with ceiling rose and downlighters to alcove.

Inner vestibule

Stairs to first floor and doors to rooms.

Kitchen/Diner 4.24m x 4.24m (13'11" x 13'11")

Having a range of units with sink and drainer, gas point for cooker and plumbing for washing machine. Composite double glazed rear entrance door, PVCu double glazed window to rear aspect, downlighters to ceiling and door to cellar access with space for fridge freezer.

First Floor

Landing

Doors to rooms and to stairs to second floor.

Bedroom 3.38m x 4.22m (11'1" x 13'10")

PVCu double glazed window to front aspect, radiator, coving to ceiling and cupboard.

Bedroom 3.68m x 1.21m (12'1" x 4'0")

PVCu double glazed window to rear aspect, radiator, fitted wardrobe and cupboard with coving to ceiling.

Bathroom

Fully tiled walls with a straight panelled bath, vanity housed wash hand basin and push flush WC. PVCu double glazed frosted window, downlighters to ceiling and chrome central heated towel warmer.

Second Floor

Landing

Doors to bedrooms.

Bedroom 4.30m x 4.16m (14'1" x 13'8")

PVCu double glazed window to front aspect and radiator.

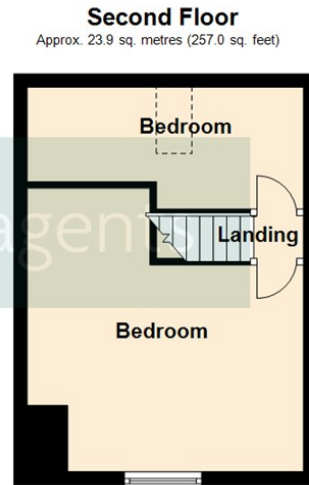
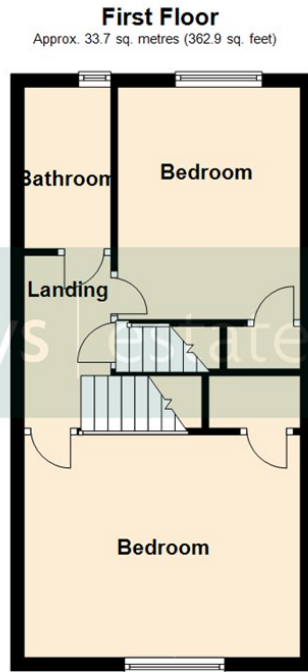
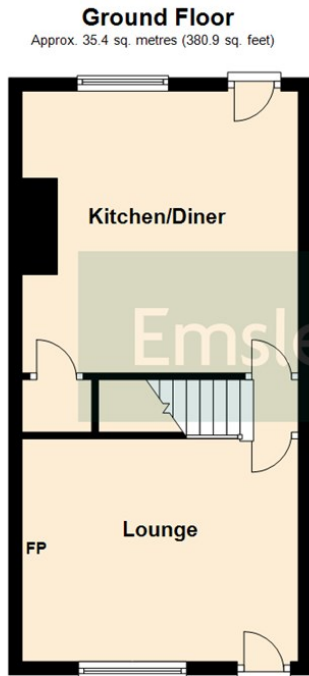
Bedroom 1.68m x 4.16m (5'6" x 13'8")

Velux double glazed window and radiator.

Exterior

To the front is an enclosed buffer garden with block paving. The rear garden is mainly either flagged or block paved with a decked patio and planter which is enclosed with a gated access.





Total area: approx. 93.0 sq. metres (1000.8 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

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