



Castle Lodge Avenue | Rothwell | LS26 0ZD

£294,950

Four/Five bedroom | EPC C | Council Tax D

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\*\*\*FOUR/FIVE BEDROOM\*\*\*THREE STOREY\*\*\* SPACIOUS FAMILY HOME\*\*\*GARAGE\*\*\*

For sale is an immaculate end of town house property, a perfect abode for families. This property offers an exceptional living space with four/five spacious double bedrooms, 3 bathrooms, 2 reception rooms, and a modern kitchen.

The master bedroom is a sight to behold, with its generous size, an abundance of natural light, and the added luxury of an en-suite bathroom. The remaining three bedrooms are equally spacious and light-filled, providing comfortable accommodation for all family members.

A remarkable feature of this property is the open-plan kitchen. It is fitted with modern appliances and is complemented by a useful utility room. The kitchen island and dedicated dining space make it an ideal setting for family meals and entertaining guests.

The property boasts 2 reception rooms, one of which is open-plan with large windows, creating a bright and airy space. It's the perfect setting for relaxation or social gatherings.

Unique features of this property include a garage and off-street parking - an absolute bonus for families with multiple vehicles. The property also benefits from a delightful garden, offering a tranquil space for outdoor relaxation and activities.

Location-wise, this end of terrace property is in a sought-after area with strong local community ties. It's close to public transport links, schools, local amenities, green spaces, and nearby parks, making it an ideal place for families seeking a balance of convenience and tranquillity.

Do not miss this opportunity to own a home that combines modern living with a sense of community. This property is a gem that promises a comfortable and convenient lifestyle for its residents.

## Ground Floor

### Entrance Hall

A light, welcoming entrance hallway with doors off to:

### Family Room 2.98m x 4.37m (9'9" x 14'4")

Currently used as a ground floor bedroom, central heating radiator and double glazed windows.

### WC

Low flush W.C, vanity wash hand basin, tiled floor.

### Kitchen/Dining Room 3.82m x 5.13m (12'6" x 16'10")

Fitted with ample wall and base units, contracting worktops, sink and drainer, built in oven hob and extractor. Island, tiled floor, double glazed window and rear door.

### Utility 1.76m x 1.81m (5'9" x 5'11")

Plumbed for washing machine and dryer, tiled floor.

## First Floor

### Bedroom 2.74m x 5.13m (9'0" x 16'10")

Two double glazed windows, central heating radiator, fitted wardrobes, door to:

### En-suite 1.72m x 1.61m (5'8" x 5'3")

Walk in shower, vanity wash hand basin, low flush W.C, tiled floor and walls.

### Lounge 3.76m x 5.79m (12'4" x 19'0")

Three double glazed windows to front, central heating radiator T.V point

### Landing 1.72m x 3.14m (5'8" x 10'4")

Stairs, door to:

### Bedroom 2.74m x 2.91m (9'0" x 9'7")

Double glazed window, central heating radiator

### Bedroom 2.74m x 2.12m (9'0" x 6'11")

Double glazed window, central heating radiator

### Bathroom 2.57m x 1.81m (8'5" x 5'11")

Bath, independent shower cubicle, vanity wash basin, low flush W.C, tiled floor.

## Second Floor

### Landing

### Master Bedroom 4.30m x 3.34m (14'1" x 10'11")

Double bedroom, fitted wardrobes, double glazed windows, central heating radiator, door to

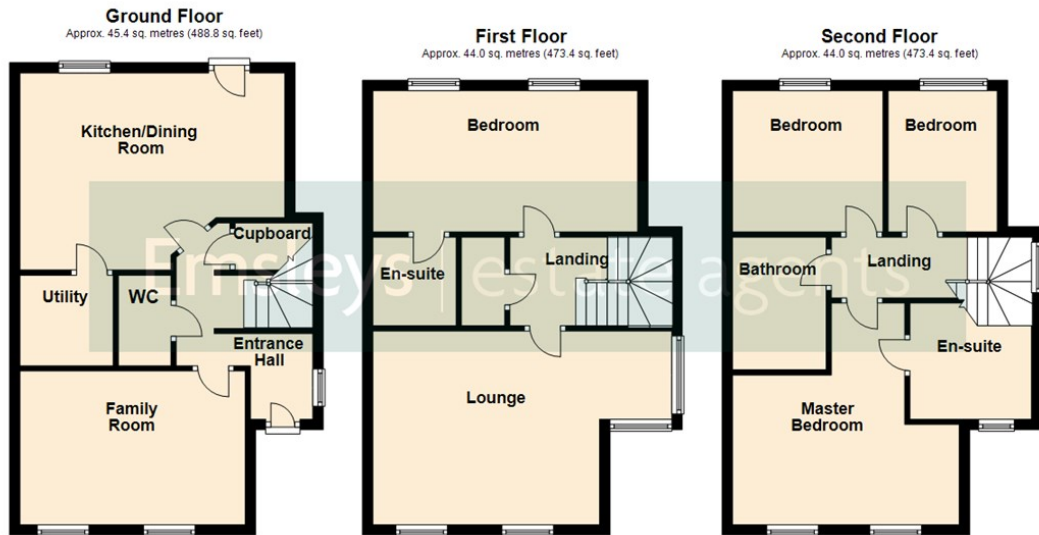
### En-suite 2.25m x 2.36m (7'5" x 7'9")

Shower cubicle, vanity wash hand basin, low flush W.C, double glazed window, central heating radiator.

### External

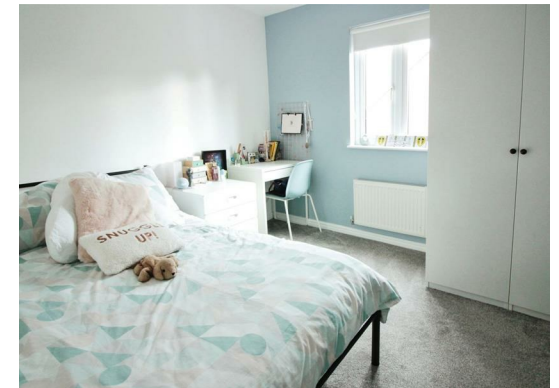
To the front is a small courtyard enclosed by railings. To the rear is a flagged patio, access to the detached garage and driveway





Total area: approx. 133.4 sq. metres (1435.6 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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