



Sandyacres | Rothwell | LS26 0LY

£230,000

One bedroom semi-detached bungalow | EPC rating F | Council Tax C

Emsleys | estate agents

***** ONE BEDROOM *** OCCASIONAL LOFT ROOM***CONSERVATORY***PARKING*****

Found tucked away down a quiet cul-de-sac location this well presented, well proportioned, extended one bedroom semi-detached bungalow.

The property offers excellent ease of access to Rothwell town centre and briefly comprises; entrance porch, kitchen, lounge, master bedroom, an additional room currently utilised as an office, conservatory to the rear, shower room and further bedroom upstairs.

Externally the property benefits from off-street parking with pedestrian gated access leading to the rear garden with fenced boundaries which offer a good degree of privacy.

Call 24 hours a day, 7 days a week to arrange a viewing.

Porch

Access to the property is granted through an external door to the side aspect opening up into the porch with PVCu double-glazed windows to the front side and rear and internal door into;

Kitchen 4.29m x 2.34m (14'1" x 7'8")

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer with stainless steel mixer tap over, integrated electric oven with gas hob and stainless steel extractor hood over. Space for washing machine, integrated fridge, freezer, PVCu double-glazed window to the rear aspect and internal door into;

Hall

With central heated radiator and internal doors into;

Lounge 5.18m x 3.02m (17'0" x 9'11")

Located to the front to the property with central heated radiator, PVCu double-glazed window to the front aspect, television point, central heated radiator and coving to ceiling.

Bedroom 1 3.83m x 2.80m (12'7" x 9'2")

The master bedroom is a good size double and is located to the rear of the property with central heated radiator and PVCu double-glazed window overlooking the rear garden.

Office 2.30m x 2.56m (7'7" x 8'5")

With central heated radiator, staircase to the first floor and internal door into;

Shower Room

Three piece suite comprising; step-in shower, low flush WC, wash hand basin, heated towel rail, extractor fan and PVCu double-glazed window to the side aspect.

Conservatory

Located to the rear of the property the conservatory is an incredibly light, bright room with windows to triple aspects overlooking the rear garden. Central heated radiator and PVCu double-glazed patio door affording access.

Attic/Occasional Room 5.68m x 5.46m (18'8" x 17'11")

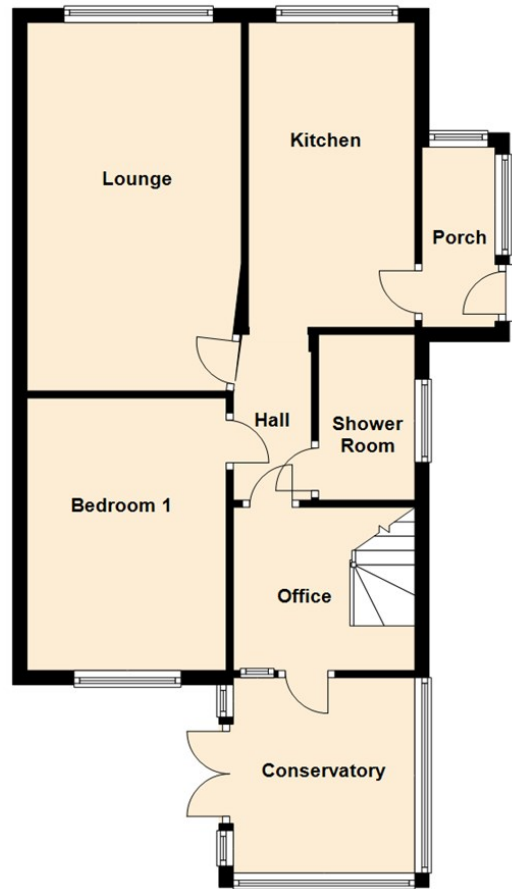
An incredibly large light, bright room located to the first floor with into eaves storage, two 'Velux' windows to the front aspect an incredibly useful and diverse space.

External

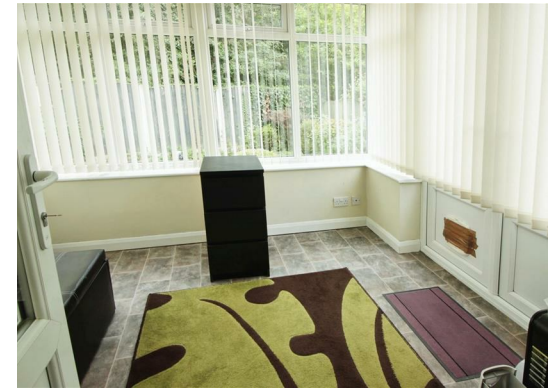
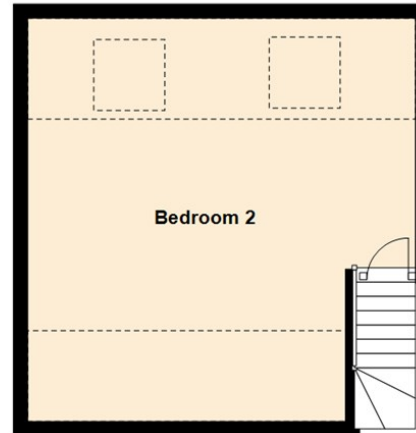
Externally the property benefits from off-street parking with pedestrian gated access leading to the rear garden with fenced boundaries offering a good degree of privacy.



Ground Floor



First Floor



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