



Springfield Street | Rothwell | LS26 0BP

£220,000

Three bedroom mid terrace | EPC D | Council Tax B

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THREE BEDROOM MID TERRACENO CHAIN***FANTASTIC LOCATION***

Proudly presenting an immaculate terraced property, currently listed for sale. Ready to move into, this tastefully refurbished home is perfect for families or couples alike. Blending modern comforts with the perfect location, the property is a mere two minutes walk into the center of Rothwell.

Upon entry, the reception room immediately catches your eye with its open-plan layout, large windows, and a cosy fireplace; an ideal space for relaxing or entertaining, with direct access to a well-maintained garden. The reception room provides a delightful garden view, setting the scene for perfect indoor-outdoor living.

The property boasts a modern, open plan kitchen complete with a built-in pantry and a spacious dining area bathed in natural sunlight with patio doors leading onto the easy to maintain, enclosed rear garden.

The accommodation comprises three tastefully refurbished bedrooms. The first two bedrooms are spacious doubles, while the comfortable single room features ample storage with a built-in wardrobe and large airing cupboard.

The large bathroom is designed with a four-piece suite including a walk-in shower, providing a spa-like experience in the comfort of your own home.

Along with off street parking to the front, the property also has the bonus of a single garage to the rear offering additional secure space for your vehicle or storage needs.

Situated within a strong local community in a location second to none, public transport links, schools and local amenities, such as Springhead park and excellent walking routes and all within easy reach. Ideal for those who enjoy an active lifestyle.

With its recent refurbishment, this property offers a perfect blend of style, comfort, and convenience. Don't miss out on this exceptional opportunity

Ground Floor

Lounge/Dining Room 6.63m x 3.81m (21'9" x 12'6")

Open plan living space, living flame gas fire, T.V point, central heating radiator, open plan to dining room with patio doors and central heating radiator. New carpet

Kitchen 2.49m x 2.60m (8'2" x 8'6")

Fitted with ample wall and base units, tiled splash back, sink and drainer unit, built in oven, hob and extractor over, built in microwave, space for fridge freezer and plumbed for washing machine, built in wine cooler, double glazed window.

First Floor

Landing 2.43m x 1.78m (8'0" x 5'10")

New carpet, loft access (partially boarded) with drop down ladder, doors to

Bedroom 1 3.43m x 3.23m (11'3" x 10'7")

Double glazed window, central heating radiator, new carpet

Bedroom 2 3.11m x 3.23m (10'2" x 10'7")

Double glazed window, central heating radiator, new carpet

Bathroom

Four piece suite, bath with shower from taps, vanity wash hand basin, low flush W.C, walk in shower, fully tiled walls and floor, central heating radiator and ladder rail, double glazed window.

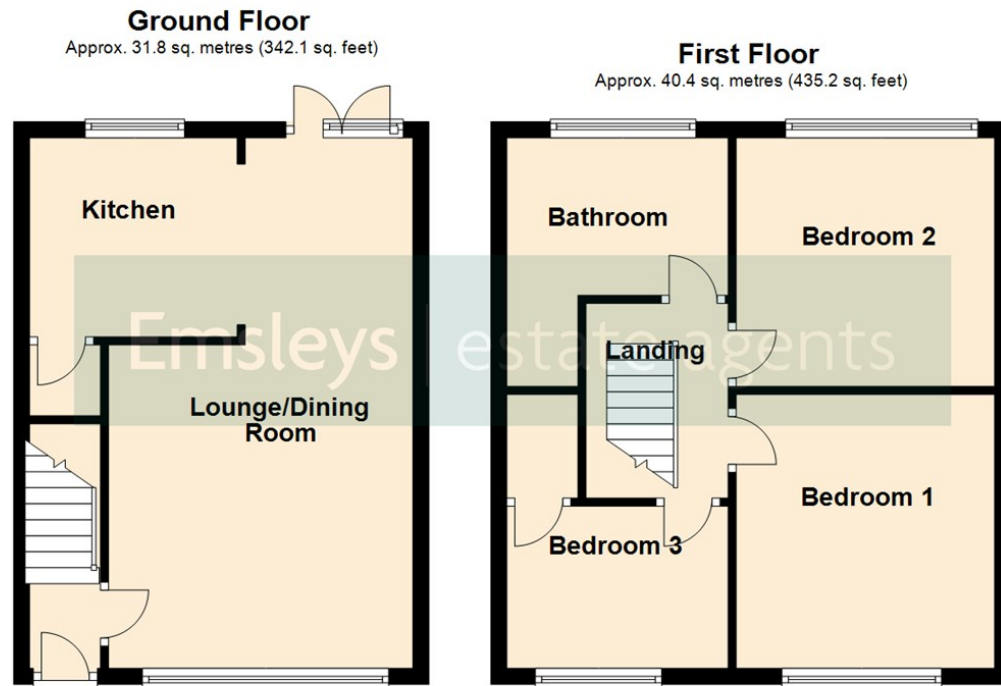
Bedroom 3 2.03m x 2.77m (6'8" x 9'1")

Double glazed window, central heating radiator, new carpet. Storage cupboard, built in wardrobe.

External

The front is off street parking for one vehicle. To the rear is a paved patio, raised astro turf and borders with pagoda. There is a shed, plus a single garage with gates access from the rear.





Total area: approx. 72.2 sq. metres (777.3 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

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