



Stone Brig Lane | Rothwell | LS26 0UD

£290,000

Three bedroom detached | EPC D | Council Tax C

Emsleys | estate agents

*****IMMACULATELY PRESENTED***RE-FITTED KITCHEN***TASTEFULLY DECORATED*****

An immaculate, detached house is currently available for purchase. This exceptional property comes with a wealth of features, making it an ideal home for families or couples seeking a tranquil home in a vibrant community.

The house boasts a generous layout with three bedrooms, a spacious bathroom, a sleek open-plan kitchen, and a separate reception room. The master bedroom is a luxurious retreat, offering ample space, abundant natural light, and a double-size bed. The second bedroom is also a double, equipped with built-in wardrobes, and the third bedroom is a cosy, naturally lit single room, currently used as a dressing room.

Designed for comfort and convenience, the spacious bathroom is fitted with a three-piece suite. The kitchen has been recently refurbished and is a real highlight of the property, featuring built-in pantries, dining space, and an abundance of natural light, perfect for entertaining.

The separate reception room is a delight, boasting large window, a fireplace, and lovely wood floors. From here, you have a charming view of the garden, one of the property's unique features. Additional features include a fireplace indoors for cosy evenings and ample parking space.

Located near public transport links, schools, local amenities, and parks, this property provides easy access to everything you need. The strong local community is an added bonus, making this the perfect place to call home. This property is a rare find, blending traditional charm with modern comfort in one of the most sought-after locations.

Ground Floor

Inner Hallway

Double glazed entrance door, stairs to first floor.

Lounge 3.51m x 4.64m (11'6" x 15'3")

Fitted with electric fire and surround, T.V point Double glazed bow window, central heating radiator.

Kitchen/Dining Room 3.58m x 4.64m (11'9" x 15'3")

Fitted with an extensive range of modern high and low level units with work surfaces over, induction hob, electric oven, integrated fridge, integrated washing machine, integrated dishwasher, stainless steel sink unit, 2 central radiators, double french doors, cupboard off under the stairs and further cloaks cupboard.

First Floor

Landing

Double glazed window to side,

Bedroom 1 3.66m.0.61m x 3.35m.0.00m (12.2 x 11.0)

Double glazed window, central heating radiator

Bedroom 2 3.51m x 2.65m (11'6" x 8'8")

Double glazed window, central heating radiator, built in wardrobe.

Bedroom 3 2.47m x 1.89m (8'1" x 6'2")

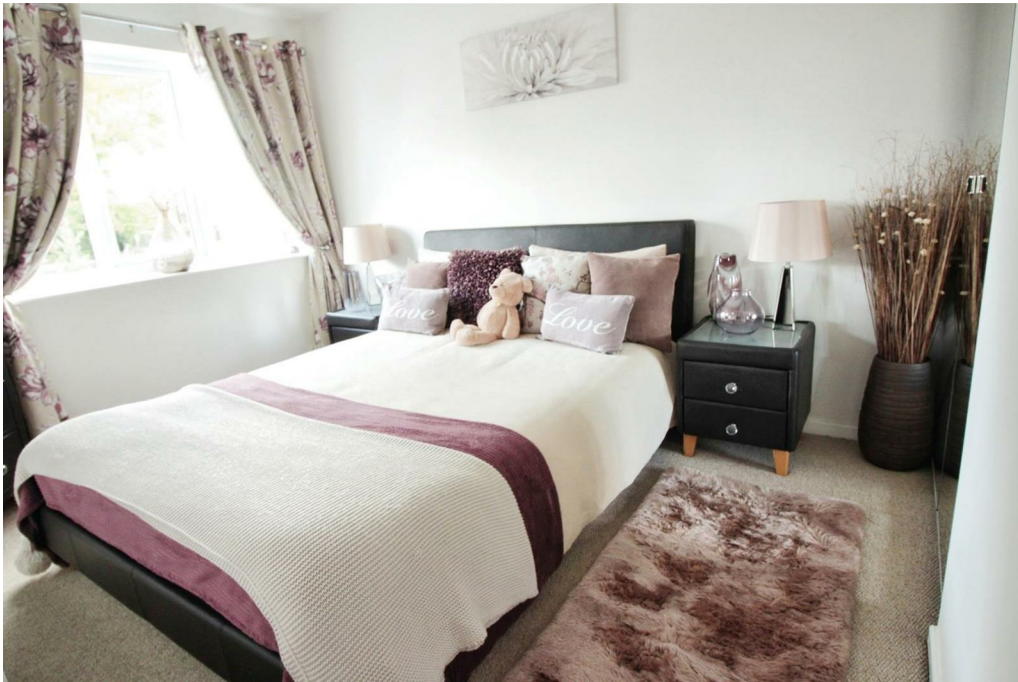
Double glazed window, central heating radiator, currently used as a dressing room.

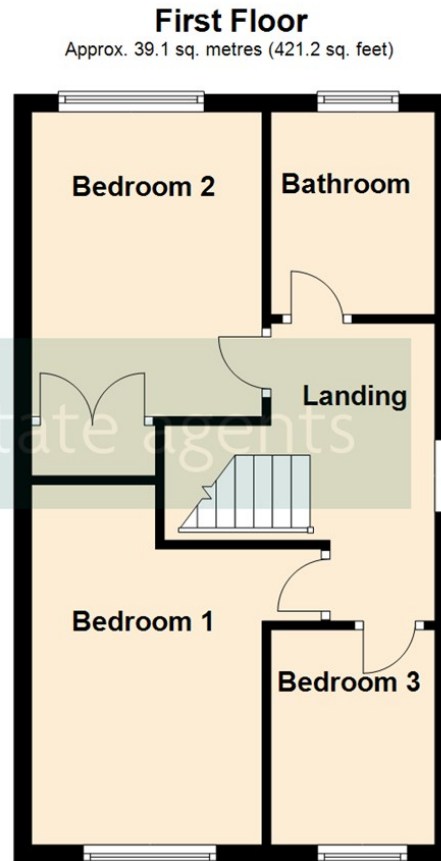
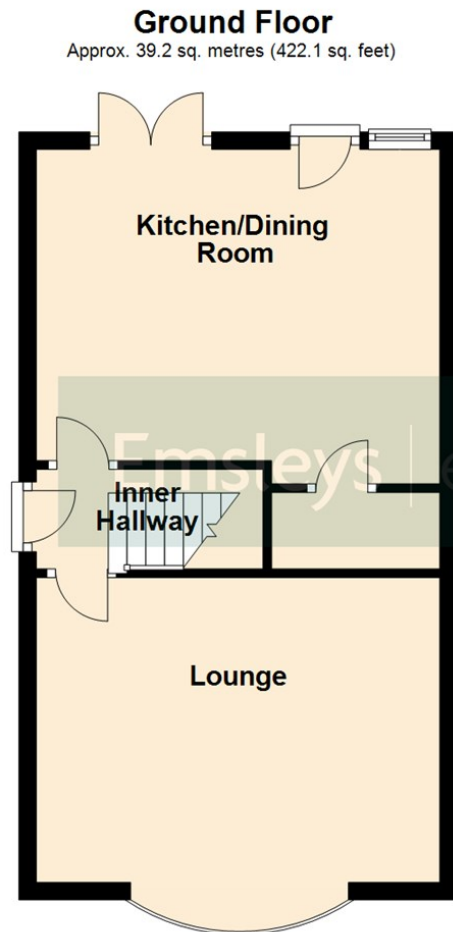
Bathroom 2.33m x 1.89m (7'8" x 6'2")

A modern three piece white suite comprising panelled bath with shower over, low flush WC, pedestal wash basin, chrome towel rail/radiator, folding shower screen, double glazed window.

External

To the front of the property there is an open plan lawn garden . A driveway provides ample car standing space and access through a timber gate and fence to the rear. The rear garden has been designed for low maintenance and comprises of astro-turf style lawn, pebble patio further patio area and timber boundary fencing.





Total area: approx. 78.3 sq. metres (843.3 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