



Sandyacres | Rothwell | LS26 0LY

£210,000

Two bedroom semi | Council Tax Band C | EPC Rating D

Emsleys | estate agents

TWO BEDROOM SEMI DETACHEDBOUGHT AS SEEN***NO CHAIN***

Presenting a semi-detached bungalow of remarkable distinction, currently listed for sale. This property is neutrally decorated, providing the perfect canvas for you to put your own stamp on it. The living space is both functional and comfortable, featuring one reception room and a fitted kitchen, both flooded with natural light.

The reception room is a delightful space that promotes a relaxed ambiance with its open-plan design, large windows, and a charming fireplace. The kitchen, receiving abundant natural light, is well-appointed with modern fixtures, ready to inspire your inner chef.

The property offers two sizable double bedrooms. The master bedroom is a serene sanctuary, complete with built-in wardrobes, promising ample storage. The second bedroom, equally spacious, can accommodate a range of needs. Both bedrooms are bathed in natural light, creating a warm and inviting atmosphere.

The property features a well-maintained three-piece white suite bathroom, offering practicality and convenience. Additional unique features include a garage and parking facilities, ensuring your vehicles are secure. A well-tended garden provides an outdoor space to enjoy the tranquil surroundings.

Nestled in a quiet neighbourhood, this property has a strong local community feel. It is conveniently located close to public transport links and local amenities. Nearby parks add to the charm of the location, making it an ideal home for couples.

The property's blend of convenient features, coupled with its desirable location, make this bungalow a fantastic opportunity not to be missed. Don't hesitate to arrange a viewing and experience this exceptional home for yourself.

Kitchen 3.73m x 2.18m (12'3" x 7'2")

Fitted white units and contrasting counter tops, built in oven and hob, plumbed for washing machine, sink and drainer unit, double glazed window and side door.

Lounge 5.08m x 2.98m (16'8" x 9'9")

Feature fire, T.V point, central heating radiator, double glazed window.

Bedroom 1 5.62m x 2.98m (18'5" x 9'9")

Fitted with a range of wardrobes, central heating radiator and double glazed window.

Inner Hallway

Door to:

Bathroom 2.26m x 1.32m (7'5" x 4'4")

Three piece white suite, paneled bath, low flush W.C, vanity wash hand basin, double glazed window.

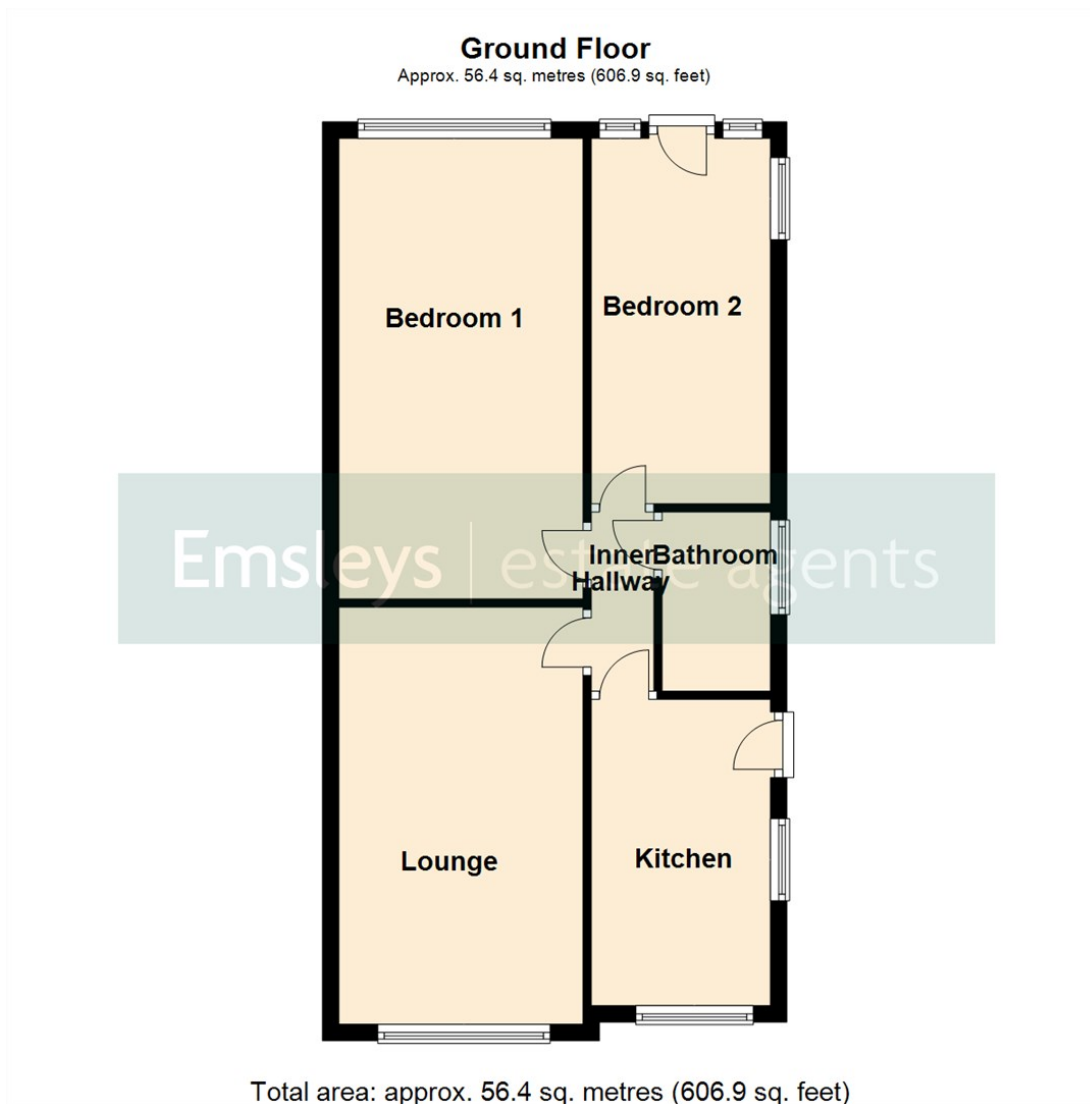
Bedroom 2 4.45m x 2.18m (14'7" x 7'2")

Two double glazed window to rear, central heating radiator

External

Block paved driveway to the front and side leading to the garage, up and over door. The garden is paved and private.





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