



Cotswold Drive | Rothwell | LS26 0QZ

£200,000

Three bedroom semi | Council Tax Band A | EPC Rating C

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NO CHAIN THREE BEDROOM SEMI***LOW
MAINTENANCE GARDENS***

We are pleased to present for sale this neutrally decorated semi-detached house that exudes a warm and welcoming feel. This charming property, perfect for families and couples alike, boasts three bedrooms, a bathroom, a reception room, and kitchen./utility room.

The property's entrance leads you to the reception room, a separate yet open-plan space that features a beautiful log burner. Enjoy the picturesque garden view through the doors for direct access to a manicured garden, a perfect spot for relaxation and outdoor entertainment.

The open-plan kitchen, flooded with natural light, is equipped with modern appliances, ready for you to explore your culinary skills. The space is perfect for family meals or entertaining guests in a convivial atmosphere.

The three bedrooms are tastefully designed to promote relaxation and comfort. The first and second bedrooms are spacious doubles, bathed in natural light that enhances the tranquillity of the space. The second bedroom also boasts a walk-in closet, a feature that provides ample storage. The third bedroom, a cosy single, also benefits from plenty of natural light, making it an ideal room for a child or a home office.

The bathroom, complete with a heated towel rail and a three-piece suite, offers a serene place to unwind after a long day.

Situated in a location with excellent public transport links and nearby schools, this property is also close to local amenities and boasts a strong local community. Unique features such as, open-plan layout, and a garden make this house a delightful place to call home.

Ground Floor

Lounge/Dining Room 6.91m x 3.39m (22'8" x 11'1")

T.V point, Log burner, central heating radiator double glazed window to the front elevation french doors to the rear, door to

Kitchen 2.77m x 2.90m (9'1" x 9'6")

Fitted with ample wall and base units, contrasting worktops, built in oven, hob and extractor over, sink and drainer unit, tiled splash back, space for fridge freezer, double glazed window, open plan to

Utility 4.04m x 2.01m (13'3" x 6'7")

With base units and contrasting work tops, under stairs storage, double glazed window and side entry door.

First Floor

Landing

Loft hatch with pull down ladder the loft is fully boarded and is used as a gym space by the current owner. Doors to:

Bedroom 1 3.52m x 4.20m (11'7" x 13'9")

Positioned to the front elevation, central heating radiator, and double glazed window

Bedroom 2 3.29m x 3.39m (10'10" x 11'1")

Positioned to the rear elevation, central heating radiator. walk in cupboard, and double glazed window

Bedroom 3 3.52m x 2.09m (11'7" x 6'10")

Positioned to the front elevation, central heating radiator and double glazed window

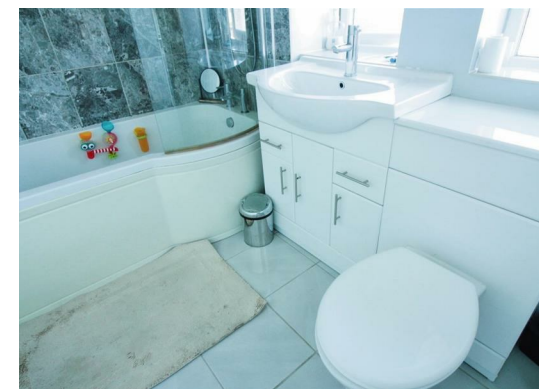
Bathroom 1.78m x 2.90m (5'10" x 9'6")

Three piece white suite with P shaped bath with shower over and glass screen, vanity wash hand basin and low flush W.C, double glazed window and central heating ladder rail.

External

To the front there is a neat astro garden with block paved patio. The path leads to the rear garden, being private and enclosed with patio, astro turf and raised patio with bar area, additional garden shed.





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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