



Swithens Drive | Rothwell | LS26 0BD

£308,000

Three bedroom detached | EPC D | Council Tax C

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*****THREE BEDROOM DETACHED FAMILY HOME***TASTEFULLY DECORATED***OPEN PLAN KITCHEN*****

We are delighted to present this immaculate detached house for sale. This property is a marvel of modern living, offering an array of unique features including a garage, ample parking, a recently renovated interior, and a private garden.

The property boasts a spacious reception room that has been tastefully refurbished. It is a separate room featuring large windows that flood the space with natural light, making it an ideal place to relax or entertain. The kitchen is a modern marvel. Newly refurbished, it offers an open-plan layout with plenty of dining space and is equipped with modern appliances. Natural light fills the room, further enhancing the welcoming ambiance.

The property is composed of three bedrooms. Bedrooms one and two are spacious double rooms with ample natural light. Both rooms have been newly refurbished, offering a contemporary and refreshing living space. The master bedroom is particularly luminous and spacious, offering the perfect retreat after a long day. Bedroom three is a cosy single room filled with natural light, perfect for a child's room or home office.

The bathroom in this property features a luxurious three-piece suite, blending functionality with style for the ultimate comfort.

Ideal for families or couples, this property is located in a quiet area with a strong local community. It benefits from excellent public transport links and local amenities, including green spaces, which adds to the appeal of this property.

This property is a wonderful opportunity to secure a home that combines comfort, style, and convenience.

Ground Floor

Entrance Hall 3.53m x 1.60m (11'7" x 5'3")

Entrance hallway with stairs leading to the first floor, central heating radiator, door to:

Living Room 4.63m x 3.15m (15'2" x 10'4")

T.V point, central heating radiator, double glazed bay window, internal doors to:

Kitchen/Dining Room 3.27m x 4.60m (10'9" x 15'1")

Re-fitted kitchen with ample wall and base units, sink and drainer units, built in oven, hob and extractor over, plumbed for washing machine, integrated fridge freezer. Double glazed window to rear, bi-fold door, central heating radiator, storage cupboard.

First Floor

Landing 3.25m x 1.93m (10'8" x 6'4")

Double glazed window to side, doors to:

Bedroom 4.51m x 2.57m (14'10" x 8'5")

Double glazed window, central heating radiator, T.V point

Bedroom 3.38m x 2.57m (11'1" x 8'5")

Double glazed window, central heating radiator,

Bedroom 2.91m x 1.93m (9'7" x 6'4")

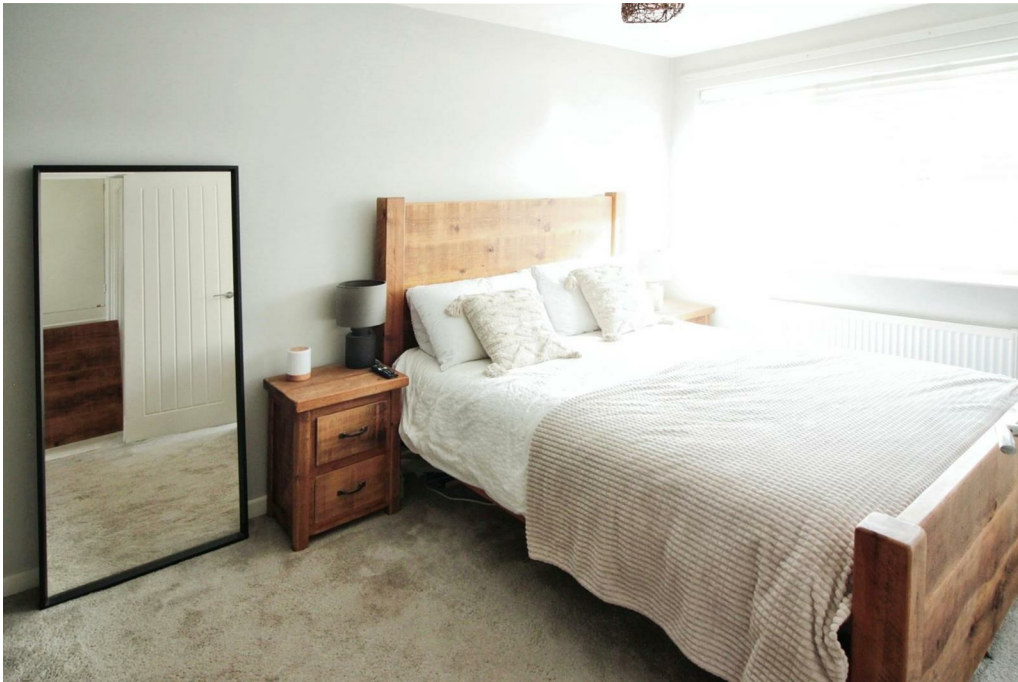
Double glazed window, central heating radiator,

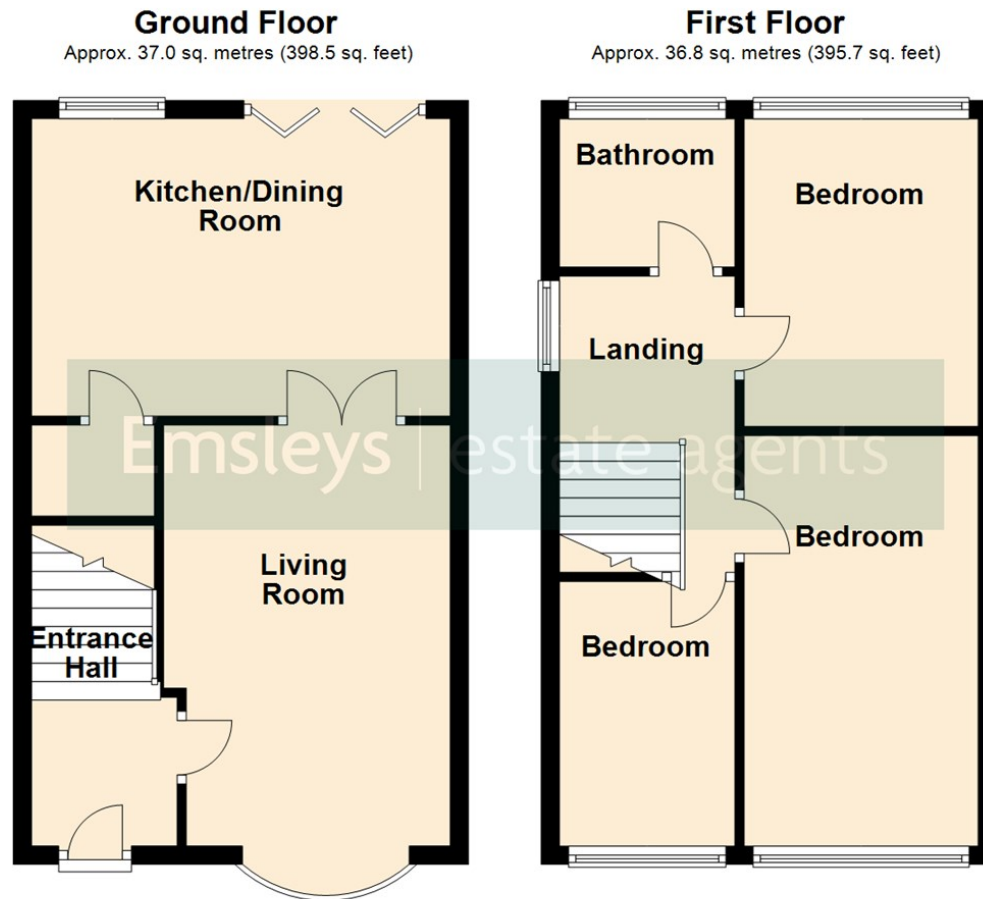
Bathroom 1.63m x 1.93m (5'4" x 6'4")

Comprising of a three piece suite with P shaped bath and shower unit over with glass screen, vanity wash hand basin and low flush W.C, panelled walls, ladder rail and double glazed window.

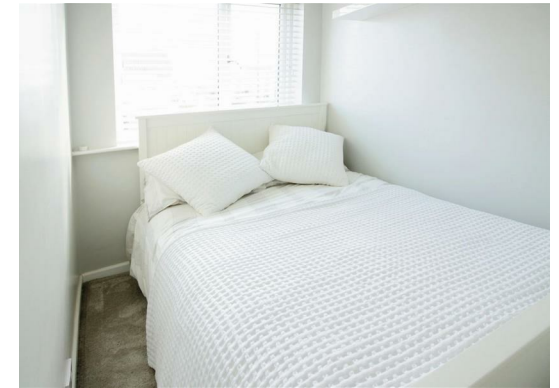
External

To the front is a lawn garden with established shrubs, the driveway leads to a detached garage and the rear garden is mainly lawn with a small patio area.





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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