



Abraham Hill | Rothwell | LS26 0EQ

£350,000

Four Bedroom Extended Semi | EPC D | Council Tax C

Emsleys | estate agents

FOUR BEDROOM EXTENDED FAMILY HOMESOUGHT
AFTER LOCATION***LARGE FAMILY HOME***

A splendid opportunity presents itself in the form of this semi-detached house, available for sale in a highly sought-after location. This house offers an extended double height extension to the side, providing ample space for a family to live comfortably. It boasts an open-plan design, complemented by a fireplace that adds a touch of warmth and homeliness.

The property accommodates one reception room, featuring a large bay windows that invite a flood of natural light, creating an airy and bright atmosphere. The open-plan layout extends to the kitchen, which is equipped with a kitchen island, and a dedicated dining space with a breakfast area, making it a prime spot for family meals.

There are four bedrooms in total, 3 of which are doubles, including the master bedroom. The master bedroom is a true retreat, offering built-in wardrobes for added convenience. The fourth bedroom is a single, making it ideal as a guest room or home office. The property is served by a single bathroom, featuring a four-piece suite.

Outside, the property benefits from a garden, perfect for outdoor activities and al fresco dining, and a single integral garage and ample parking. It is ideally situated near public transport links, local amenities, green spaces, and schools, making it perfect for families seeking a balance of convenience and tranquility.

The unique features of this property, including the fireplace, open-plan layout, parking, garden, and single garage, provide a comfortable and convenient living environment. This property promises to be a wonderful home for any family.

Ground Floor

Entrance Hall 3.46m x 1.95m (11'4" x 6'5")

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

Kitchen Area 3.53m x 5.33m (11'7" x 17'6")

Open plan kitchen with ample solid oak units, contrasting

counter tops, sink and drainer unit, built in oven, hob and extractor over. Double glazed windows over looking the rear garden.

Dining Room 3.84m x 3.53m (12'7" x 11'7")

Wood flooring, feature chimney breast and feature fire, patio doors to the rear garden internal doors lead to

Living Room 4.09m x 3.56m (13'5" x 11'8")

T.V point, central heating radiator, feature chimney breast wall with feature fire, double glazed bay window.

WC

Low flush W.C and vanity wash hand basin.

First Floor

Landing 4.48m x 2.06m (14'8" x 6'9")

Large landing with double glazed window to front, doors to:

Bedroom 3.38m x 3.58m (11'1" x 11'9")

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

Bedroom 3.89m x 2.79m (12'9" x 9'2")

Positioned to the rear, central heating radiator, double glazed window, built in wardrobes

Bedroom 2.76m x 3.29m (9'1" x 10'10")

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

Bedroom 2.77m x 2.97m (9'1" x 9'9")

Positioned to the rear, central heating radiator, double glazed window

Bathroom 2.53m x 2.06m (8'4" x 6'9")

Comprising of a four piece suite with bath, shower cubicle, vanity wash hand basin and low flush W.C tiled walls, central heating radiator and double glazed window

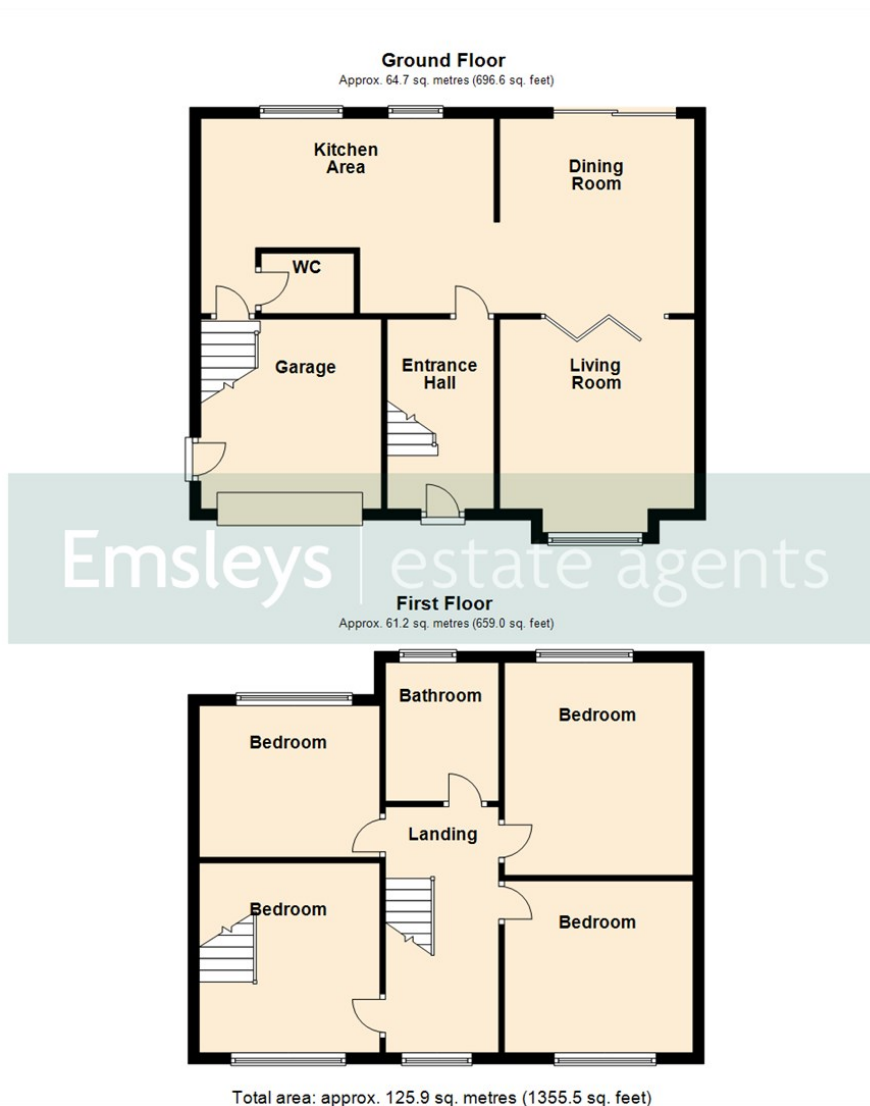
External

To the front is ample off street parking. Integral garage. To the side is a path which in turn leads to the rear garden. being mainly laid with lawn, raised decked area creating a ideal entertaining area.

Garage 3.46m x 3.29m (11'4" x 10'10")

Up and over door, stairs, door.





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