



Royds Lane | Rothwell | LS26 0BJ

£350,000

Two bedroom Detached Bungalow | EPC TBC | Council Tax D

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NO CHAINTWO BEDROOM***BREAKFAST KITCHEN***CONSERVATORY***EXCELLENT LOCATION***

We are pleased to present an immaculate detached bungalow, currently listed for sale. This property is an epitome of elegant living, nestled in a highly sought-after location, bolstered by excellent public transport links, nearby schools, local amenities, and green spaces.

The property boasts a sophisticated reception room, replete with large windows that allow for an abundance of natural light, enhancing the room's expansive size. The room also features a stunning fireplace and ample space for dining, making it an excellent space for both relaxation and entertainment.

Adding to its allure, the bungalow comes with two double bedrooms. The master bedroom, Bedroom one, is generously proportioned and complemented with built-in wardrobes, providing ample storage space. Similarly, Bedroom two also houses built-in wardrobes and comfortably accommodates a double bed.

The property is serviced by a well-appointed bathroom, complete with a three-piece suite that adds to its modern appeal. The open-plan kitchen, flooded with natural light, provides both a functional and sociable space to enjoy. It includes a breakfast area, perfect for those early morning family gatherings.

Moreover, the property hosts a conservatory, presenting an additional area for relaxation or entertainment. Unique features of this bungalow include a cosy fireplace, off-street parking, a private garden, and a single garage, making it an ideal home for families.

This immaculate detached bungalow, with its premium features and prime location, exudes comfort and style. It truly is a property not to be missed.

Ground Floor

Kitchen/Breakfast Room 4.82m x 2.96m (15'10" x 9'9")

Fully fitted with wall and base units, contrasting worktops, built in oven, hob and extractor over. Sink & drainer unit, plumbed for washing machine. Space for table and chairs,

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

Living Room 5.78m x 3.56m (19'0" x 11'8")

With feature fire and surround, T.V point, central heating radiator, double glazed window to the front and side elevation, central heating radiator.

Inner Hallway

Door to:

Bedroom 1 4.32m x 3.56m (14'2" x 11'8")

Fitted wardrobes, central heating radiator, sliding patio doors to

Conservatory

With double glazed windows and french doors, overlooking the rear garden.

Bedroom 2 3.28m x 2.96m (10'9" x 9'9")

Fitted wardrobes, central heating radiator, double glazed window

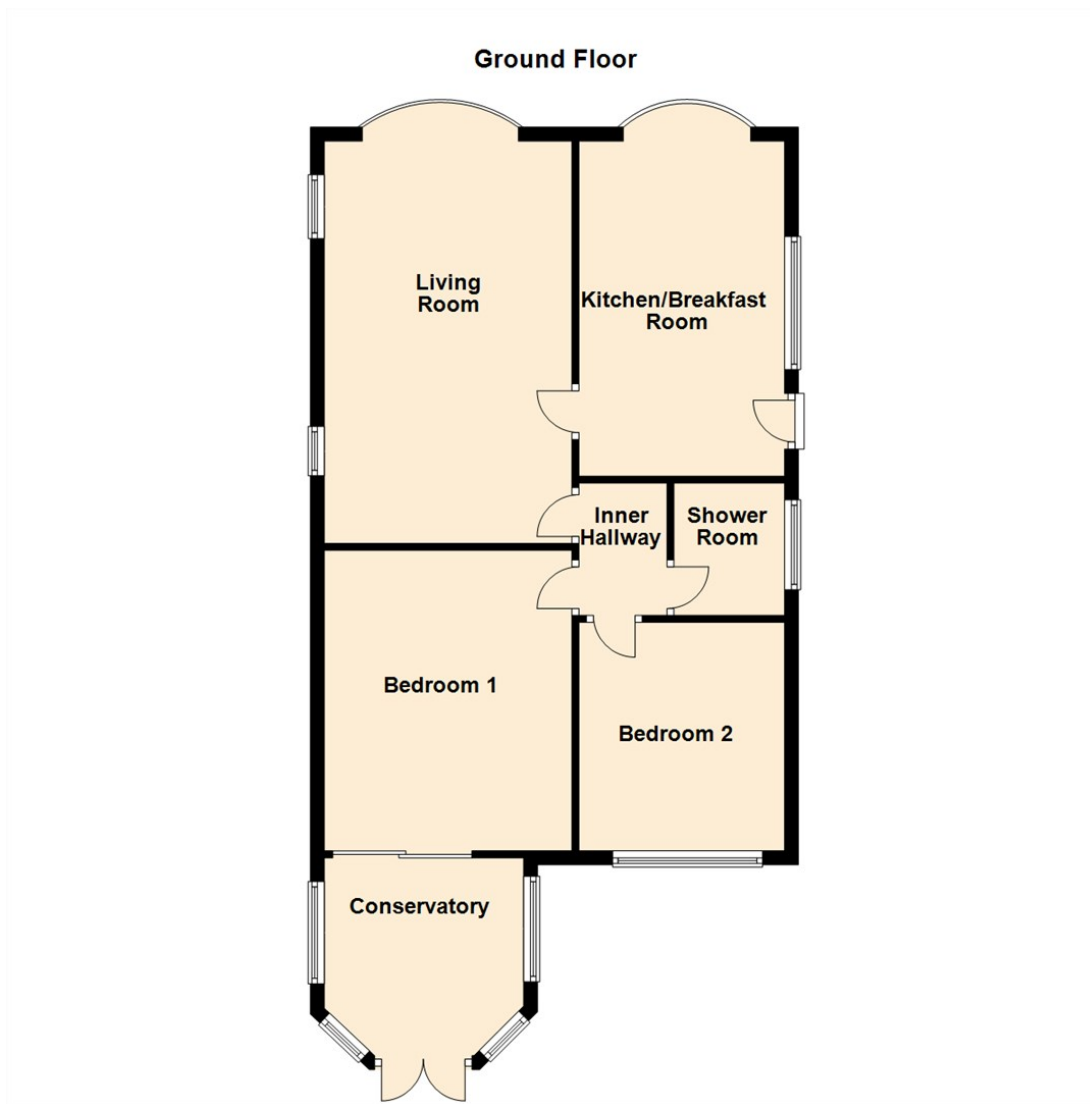
Shower Room 1.90m x 1.59m (6'3" x 5'3")

Shower cubicle, vanity wash hand basin low flush W.C tiled walls, central heating radiator, double glazed window

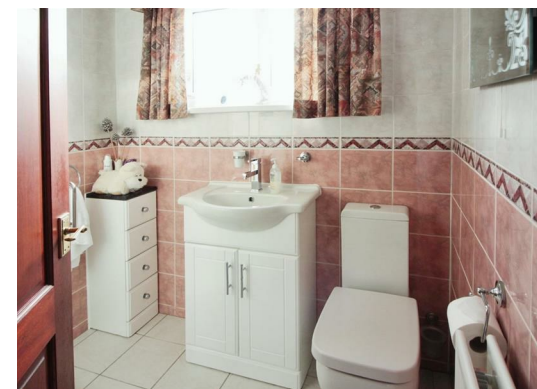
External

To the front is a small boundary wall, established lawn and flower beds, embossed driveway with wrought iron gates leading to the detached garage. The rear garden is mainly lawn, established flower borders, garden shed and pond.





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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