



Kingsfield | Rothwell | LS26 0GP

£300,000

Three bedroom semi-detached house | EPC rating D | Council Tax C

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THREE BEDROOMCUL-DE-SAC***EXTREMELY WELL PRESENTED***

Found tucked away in a popular cul-de-sac location this extremely well presented, beautifully updated three bedroom semi-detached family house offers far-reaching views to the rear and excellent access to commuter links.

Briefly comprising; entrance hall, lounge, open-plan kitchen/dine and downstairs WC. To the first floor are three good sized double bedrooms and a house bathroom.

Externally the property occupies a good size and impressive plot with off-street parking to the front and side leading to a single garage to the rear, pedestrian access is granted to a low maintenance rear garden which is laid mainly to lawn with a newly laid patio/seating area. Far reaching open views.

Ground floor

Hall

Access to the property is granted through an external door to the front aspect opening up into the entrance hall with central heated radiator, staircase to the first floor and internal doors into;

WC

With low flush WC, wash hand basin, central heated radiator and double-glazed window to the front aspect.

Lounge 4.47m x 3.66m'2.74m" (14'8" x 12'9")

A large, light, bright room located to the front of the property, television point, with two central heated radiators, double-glazed windows and internal door into;

Kitchen/Diner 2.82m x 4.95m (9'3" x 16'3")

Open-plan kitchen/diner fitted with a range of wall and base level units with granite work surfaces over, single Belfast sink with double inset granite drainers and stainless steel mixer tap over. Range Master cooker with Range Master extractor hood over, space for washing machine, dishwasher and American-style fridge/freezer. Double-glazed window overlooking the rear garden. Opening up into the dining area with central heated radiator and double-glazed patio doors affording access out into the rear garden.

First floor

Landing

Window to the side, Loft hatch with pull down ladder, part boarded.

Bedroom 1 4.47m x 2.68m (14'8" x 8'10")

An extremely good sized, light, bright room located to the front of the property with central heated radiator, and two double-glazed windows to the front aspect.

Bedroom 2 2.74m'2.74m" x 3.05m'0.00m" (9'9" x 10'0")

Bedroom two is a good size double and is located to the rear of the property with television point, central heated radiator and double-glazed window affording far-reaching views to the rear.

Bathroom

Three piece suite comprising; panelled 'P'- shaped bath with power shower over, low flush WC, wash hand basin, heated chrome towel rail, extractor fan, shaver point and PVCu double-glazed window to the rear aspect.

Bedroom 3 3.48m x 2.17m (11'5" x 7'1")

Bedroom three is a good size double and is located to the front of the property with central heated radiator and PVCu double-glazed window.

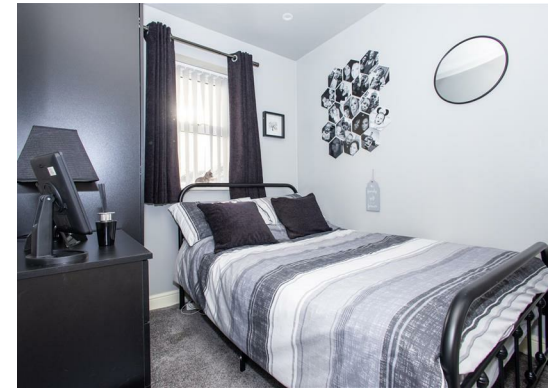
External

Externally the property occupies a good size and impressive plot with off-street parking to the front and side leading to a single garage to the rear, pedestrian access is granted to a low maintenance rear garden with a patio seating 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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