



Woodland Garth | Rothwell | LS26 ORR

£284,995

Three bedroom semi detached | EPC C | Council Tax C

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\*\*\*THREE BEDROOM TRUE SEMI-DETACHED HOME. SET OVER THREE FLOORS. DRIVEWAY AND GARAGE\*\*\*

This immaculate true semi-detached property, ideal for families, is now available for sale. Situated in a prime location with excellent public transport links, nearby schools, local amenities and parks within reach, this home offers convenience and comfort.

The property features a spacious reception room with an open-plan design and French doors, allowing natural light to fill the space. The modern kitchen is fully fitted with modern appliances.

Upstairs, set over two further floors are three double bedrooms, each with built-in wardrobes and ample natural light. The master bedroom on the top floor boasts an en-suite shower room, dressing area, and is generously proportioned.

Outside, this property offers a detached garage, parking space, a well-maintained garden and an Air Source Heat Pump for energy efficiency. With two bathrooms and various unique features, this home provides a comfortable and stylish living environment for a growing family.

Contact us today to arrange a viewing and make this property your new home.

## Ground Floor

### Kitchen 3.41m x 3.83m (11'2" x 12'7")

Entrance door leading into the kitchen with a range of modern wall and base level cupboards and drawer units. Built-in stainless steel sink unit and drainer, four ring electric hob with an extractor hood, electric oven and an extractor hood, integrated fridge/freezer, integrated washer and a dishwasher. Tiled floor, ceiling spot lights and a door to;

### Hallway

Stairs to the first floor and a tiled floor.

### Cloakroom

A white suite with a low level flush WC, vanity wash hand basin, half tiled walls, tiled floor and an extractor fan.

### Lounge/Dining Room 5.18m x 3.83m (17'0" x 12'7")

French doors provide access to the rear garden, storage cupboard, underfloor heating. and a T.V point.

## First Floor

### Landing

### Bedroom 2 3.53m x 3.83m (11'7" x 12'7")

Positioned to the front elevation and having two double-glazed windows, radiator and fitted wardrobes with sliding doors.

### Bedroom 3 3.45m x 3.83m (11'4" x 12'7")

Positioned to the rear elevation having a double-glazed window, radiator, fitted wardrobes with sliding doors and an airing/cylinder cupboard also incorporating the boiler system.

### Bathroom 1.71m x 2.06m (5'7" x 6'9")

A white suite incorporating a 'P'-shaped bath with shower and a glazed shower screen over, vanity wash hand basin with a built-in cupboard below and a low level flush WC,. Tiled walls and floor, inset spotlights to the ceiling, extractor fan, shaver point and a feature towel rail/radiator.

## Second Floor

### Landing 2.44m x 1.67m (8'0" x 5'6")

Stairs.

### Bedroom 1 3.55m x 2.83m (11'8" x 9'3")

A large master bedroom with a T.V point, radiator, cupboard, dormer window and access to the loft.

### Dressing Room 2.70m x 1.77m (8'10" x 5'10")

Ample fitted wardrobes and a vanity unit, 'Velux' style skylight window and a radiator.

### En-suite Shower Room 1.81m x 1.96m (5'11" x 6'5")

With partially limited headroom.

A white suite incorporating a vanity wash basin with a drawer unit below, shower cubicle and a low level flush WC. Tiled walls and floor, extractor fan, 'Velux' skylight window, ladder radiator and inset spotlights.

## External

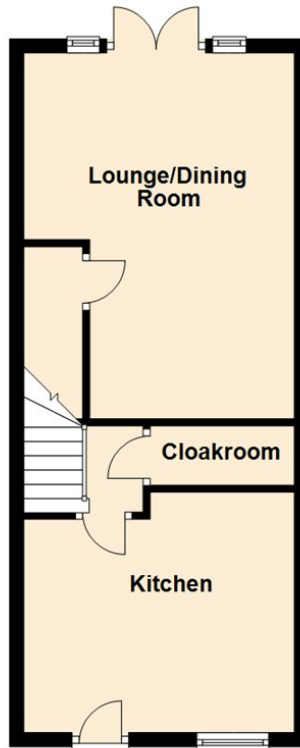
To the front of the property there is a small pebbled garden area with established planted shrubs. There is a driveway to the rear providing a car standing space and access to the detached single garage. At the rear of the property there is a larger than average garden, patio area, a neat lawn garden, timber boundary fencing and also the Air Source Heat Pump.





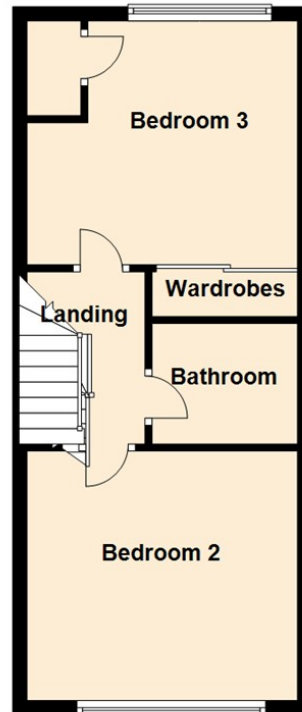
### Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



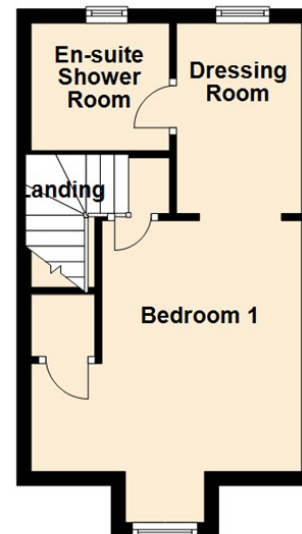
### First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



### Second Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

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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