



Castlefields | Rothwell | LS26 0GN

£270,000

Three bedroom semi | EPC D | Council Tax C

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\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*PRIVATE YET DESIRABLE LOCATION\*\*\*RE -FITTED KITCHEN\*\*\*SEPARATE GARAGE\*\*\*

This immaculate semi-detached house for sale is situated in a highly sought-after location with excellent public transport links. This pristine property is an ideal home for families, comprising three well-proportioned bedrooms, a single bathroom, re-fitted kitchen and bathroom along with a separate reception room.

The property offers a spacious open-plan kitchen, bathed in natural light, providing a welcoming dining space. The kitchen has been recently re-fitted, presenting a modern, stylish, and functional space for all your culinary needs.

The reception room is a separate space, boasting laminate floors and a charming fireplace, providing a cosy area for relaxation and entertainment. Adjacent you will find a practical ground floor W.C.

Upstairs, you will find three bedrooms, two of which are generous doubles and a single room, making it an ideal family home. The bathroom is a three-piece suite, fully tiled, offering a clean and contemporary place to unwind at the end of the day.

One of the unique features of this property is its beautiful garden, perfect for summer barbecues and outdoor activities. Additionally, there is a single garage available, providing extra storage or parking space.

In conclusion, this property offers a blend of comfort and practicality, with its exceptional condition and desirable location. Its unique features, such as the fireplace and garden, add a special charm, making it a perfect place to create lasting family memories.

## Ground Floor

### Entrance Hall

With stairs to the first floor, door to:

### WC

Comprising of a two piece suite, low flush W.C, vanity wash hand basin, double glazed window to the front.

### Living Room 4.47m x 3.89m (14'8" x 12'9")

Two double glazed windows, feature fire and surround, T.V point, laminate floor, central heating radiator, door to:

### Kitchen/Dining Room 2.85m x 5.02m (9'4" x 16'6")

Re-fitted kitchen with ample wall and base units, contrasting worktops, sink and drainer unit, built in oven, hob and extractor over, integrate fridge freezer, double glazed window, french doors from the dining room over looking the rear garden.

## First Floor

### Landing 2.05m x 1.88m (6'9" x 6'2")

Double glazed window to side, doors to:

### Bedroom 1 4.45m x 2.00m (14'7" x 6'7")

Two double glazed windows to front, central heating radiator.

### Bedroom 2 2.87m x 3.05m (9'5" x 10'0")

Double glazed window, central heating radiator, positioned to the rear

### Bedroom 3 3.46m x 2.12m (11'4" x 6'11")

Double glazed windows to front, central heating radiator.

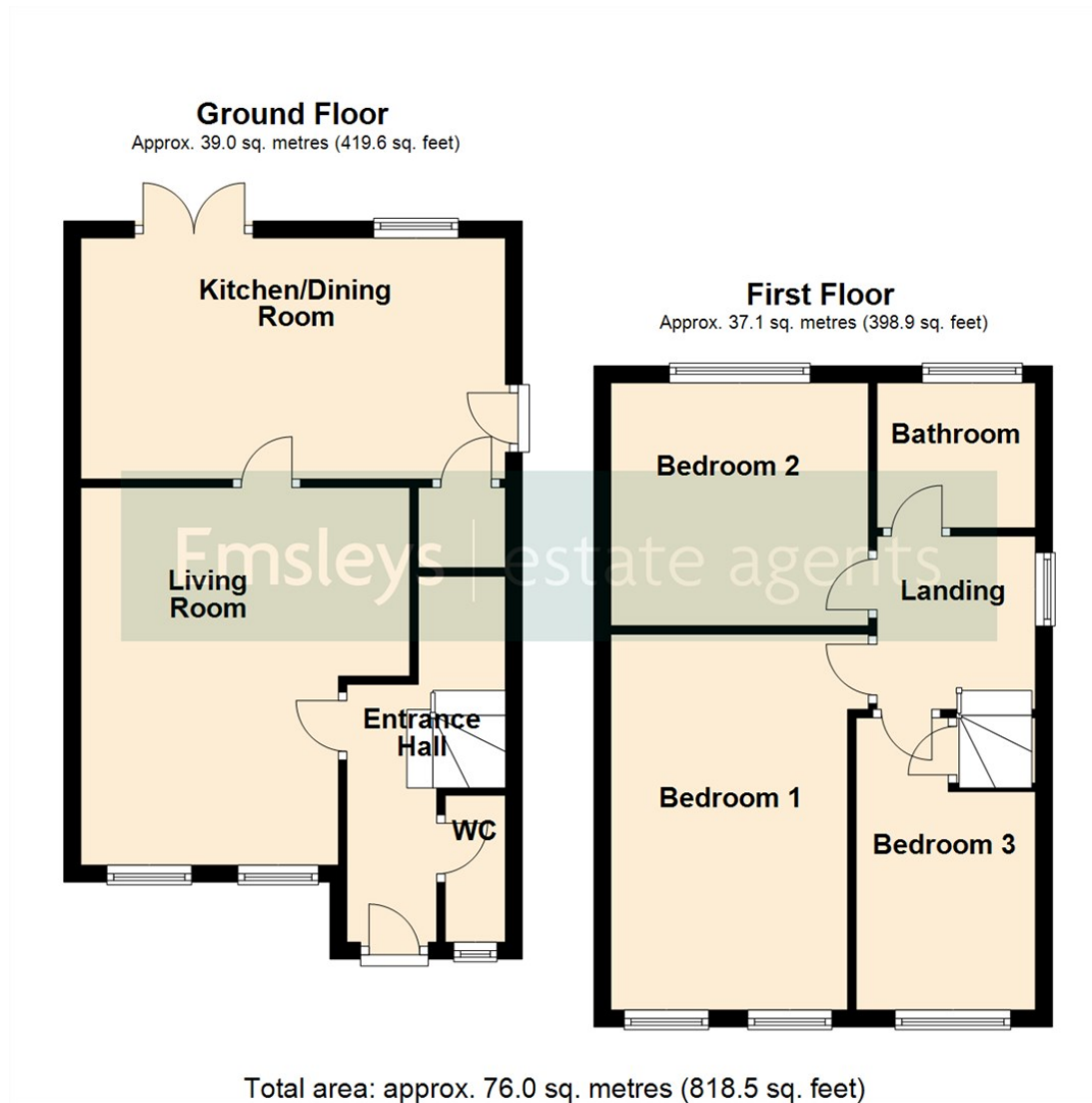
### Bathroom 1.72m x 1.75m (5'8" x 5'9")

bathroom with a three piece suite, bath with shower over and glass screen, vanity wash hand basin and low flush W.C, fully tiled, ladder rail and double glazed window.

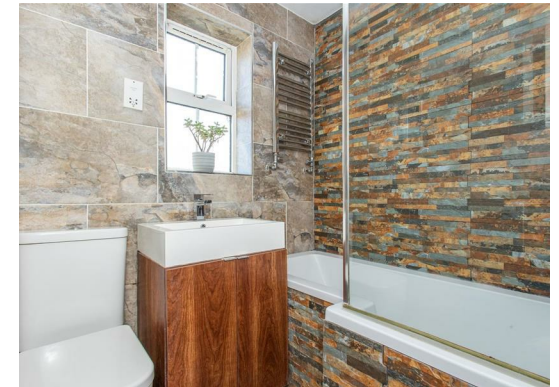
## External

To the front of the property is a private driveway leading to the detached garage with up and over door. The garden is mainly laid to lawn and side path and gate leading in turn to the rear garden. with a small patio, lawn and enclosed with fencing





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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