



Dunlin Croft | Middleton | LS10 3UW

£197,500

Two double bedroom semi-detached house | EPC rating C | Council Tax B

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TWO BEDROOM SEMIOPEN PLAN LIVING***IMMACULATELY PRESENTED***

Presenting this immaculate semi-detached house, now available for sale in a sought-after location. This property is conveniently situated near local amenities and public transport links, making it ideal for both first-time buyers and investors.

The property boasts two spacious double bedrooms and a beautifully refurbished bathroom equipped with a walk-in rain shower. The open-plan reception room offers a peaceful view of, and access to, the south-facing garden, which is an enviable feature of the property.

The heart of this home is the stunning open-plan kitchen, which is flooded with natural light and features a convenient island. This space is not just for cooking - it provides a dining space and a cosy breakfast area, making it perfect for entertaining guests or enjoying family meals. It exudes a warm and welcoming aura that is sure to appeal to any potential homeowner.

One of the standout features of this property is the ample parking space available, a significant advantage for residents. The home is surrounded by a well-maintained garden, offering a serene outdoor space for relaxation or a safe play area for children.

This property stands out not just for its aesthetic appeal but also for its practicality. The open-plan design provides a sense of space and freedom, while the house's overall condition is immaculate, saving potential buyers from any immediate maintenance concerns.

This semi-detached house genuinely offers an ideal blend of comfort, convenience, and style – an opportunity that should not be missed.

Ground floor

Entrance Hall

Access to the property is granted through an external door to the front aspect, opening up into the kitchen area with central heated radiator, staircase to the first floor, opening up into the kitchen

Kitchen

Re-fitted with a range of wall and base level units with work surfaces over and a single bowl sink and drainer with stainless steel mixer tap over. built in oven with hob and extractor over, plumbed for washing machine, integrated fridge/freezer and there is a double-glazed window to the front aspect, breakfast bar area opens up to:

Lounge

The lounge is a large light, bright room located to the rear of the property, with T.V point, central heated radiator and PVCu double-glazed french doors affording access out into the rear garden.

First floor

Landing

With access to the loft space and internal doors into;

Bedroom 1 2.69m x 3.60m (8'10" x 11'10")

The master bedroom is a good size double and is located to the rear of the property with central heated radiator, fitted wardrobes and double-glazed window overlooking the garden.

Bathroom 1.91m x 1.74m (6'3" x 5'9")

Re-fitted bathroom with a large walk in shower, and glass screen, vanity wash hand basin and low flush W.C, tiled walls and floor, double glazed window and ladder rail. the side aspect.

Bedroom 2 2.77m x 3.61m (9'1" x 11'10")

Bedroom two is a good size double and is located to the front of the property with built-in storage cupboard, central heated radiator and two double-glazed windows.

External

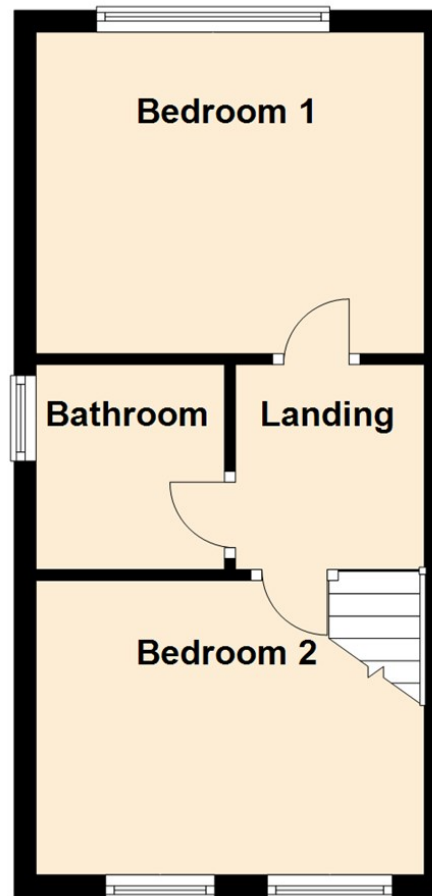
Externally the property benefits from excellent off-street parking to the side with gated access granted to a rear garden which is laid mainly to lawn with fenced boundaries offering a good degree of privacy, along with a decked area so entertaining.



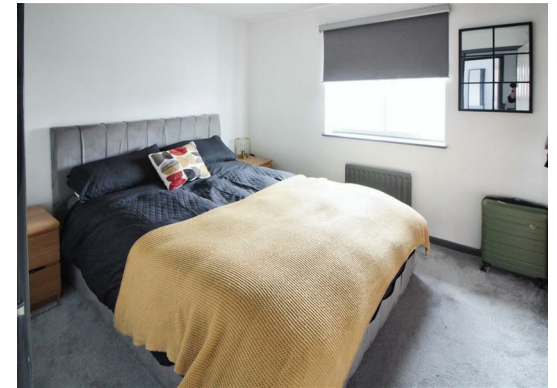
Ground Floor



First Floor



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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