



Middleton Avenue | Rothwell | LS26 0SE

£220,000

Four Bedroom Mid Terrace | Council Tax B | EPC E

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FOUR BEDROOMDECEPTIVELY SPACIOUS***PARKING & GARAGE***

We are delighted to introduce this beautiful terraced house, presented in good condition and available for sale. Perfectly suited for first-time buyers and families alike, this property is situated in a highly sought-after location, near public transport links and green spaces, making it the ideal choice for those seeking a blend of convenience and tranquillity.

The house boasts four double bedrooms, providing ample space for a growing family or for hosting guests. Each of these rooms is generously proportioned and filled with an abundance of natural light, creating a warm and inviting atmosphere.

The property features a tastefully designed open-plan kitchen, flooded with natural light and offering a dedicated dining space. The bespoke kitchen has been meticulously designed to the highest standards, making it a true joy to cook in.

Additionally, the residence offers a beautiful reception room, complete with an original fireplace that adds a touch of character and warmth to the home. This space is perfect for entertaining guests or enjoying a quiet evening in.

A well-maintained bathroom equipped with a three-piece suite caters to your family's requirements and completes the living accommodation.

Externally, the house benefits from unique features such as a single garage and off-street parking. A well-manicured garden serves as the perfect outdoor space for children to play and for adults to relax.

This property promises a comfortable lifestyle and is a fantastic opportunity to secure a home in a prime location. I invite you to arrange a viewing at your earliest convenience and experience the charm of this beautiful house firsthand.

Ground Floor

Lounge 3.68m x 4.08m (12'1" x 13'5")

Entrance door leading into the Lounge, double glazed window, central heating radiator, T.V point, Feature fire and surround, laminate flooring

Kitchen/Dining Room 4.48m x 4.08m (14'8" x 13'5")

Bespoke fitted kitchen with ample units with contracting worktops, sink and drainer unit, space for cooker, fridge freezer with integrated washing machine and dishwasher, laminate flooring, central heating radiator and double glazed window and door, internal door to :

Cellar 2.73m x 4.08m (8'11" x 13'5")

Ideal storage space.

First Floor

Landing

Door to:

Bedroom 1 3.58m x 4.08m (11'9" x 13'5")

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

Bedroom 4 2.93m x 2.66m (9'7" x 8'9")

Positioned to the rear elevation, central heating radiator, double glazed window.

Bathroom 2.87m x 1.32m (9'5" x 4'4")

Comprising of a three piece suite, bath with shower over, vanity wash hand basin and low flush W.C, central heating radiator and double glazed window.

Second Floor

Landing 1.55m x 4.08m (5'1" x 13'5")

Stairs, door to:

Bedroom 2 3.70m x 4.08m (12'2" x 13'5")

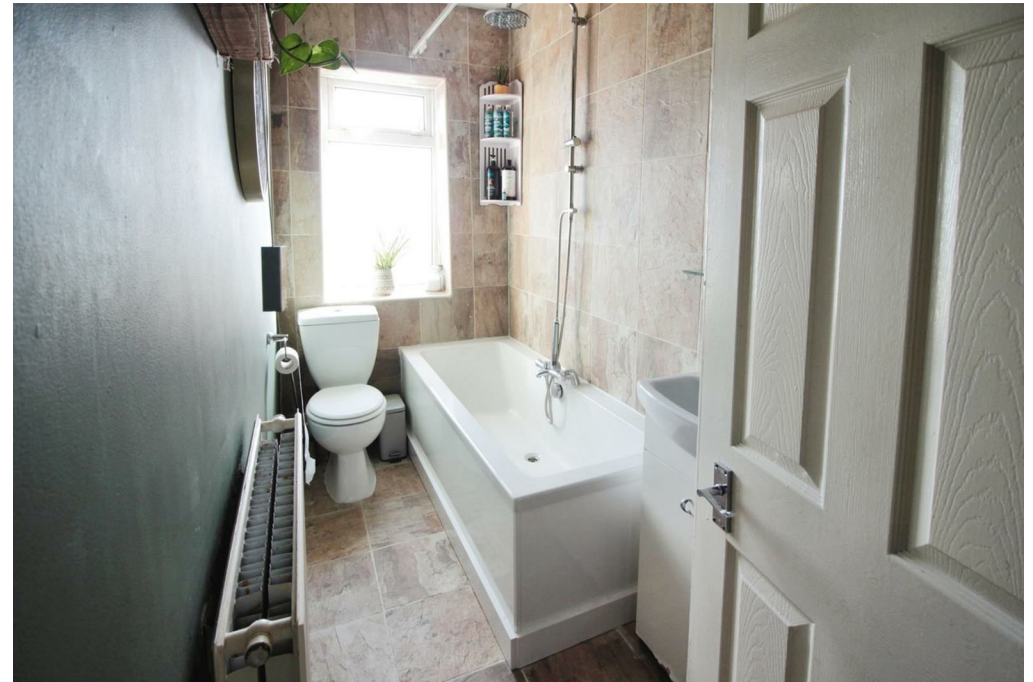
Positioned to the rear elevation, central heating radiator, double glazed window, built in cabin area making this a tranquil area for children to read and play.

Bedroom 3 2.32m x 4.08m (7'7" x 13'5")

Positioned to the front elevation, central heating radiator, double glazed velux

External

To the front of the property is a small buffer garden. To the rear is a small paved patio, lawn and gate to the rear over looking the field. There is a single garage in a block across the road.





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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