



Sandon Place | | LS10 2DQ

£210,000

Three bedroom semi | EPC C | Council Tax B

Emsleys | estate agents

THREE BEDROOM SEMITASTEFULLY
PRESENTED***LARGE ORANGERY ***MUST BE
VIEWED***SOLAR PANELS***

We are thrilled to present this immaculate semi-detached house for sale. The property is an epitome of style and comfort, offering a beautiful blend of traditional and contemporary design elements.

The house is comprised of three bedrooms; two spacious double rooms and a single room, suitable for a variety of uses. Each bedroom has been meticulously maintained to ensure comfort and tranquillity.

The property boasts a three-piece bathroom suite that is fully tiled, exuding a sense of luxury and elegance. The open-plan kitchen is a chef's delight, complete with built-in pantries and flooded with natural light, which provides a warm and inviting atmosphere.

The property also features a single reception room, adorned with a magnificent fireplace that creates a cosy and homely ambience. The open-plan design of this room provides ample space for relaxation and entertainment. Additionally, the reception room offers direct access to the large orangery. This stunning space overlooks the beautifully kept rear garden, offering a peaceful retreat from the hustle and bustle of daily life.

The house is situated in a sought-after location with excellent public transport links and local amenities nearby, making it an ideal choice for first-time buyers and families alike.

Unique features such as private parking and an attractive garden further enhance the appeal of this property. The presence of a fireplace not only adds character to the home but also provides a warm and cosy atmosphere during the colder months.

This property is a true gem, waiting to be the perfect home for its new owners.

Ground Floor

Hallway

Entrance hallway with stairs to the first floor, door into the lounge.

Lounge 3.96m x 4.81m (13'0" x 15'9")

Feature fireplace, T.V point, central heating radiator, door to kitchen and french doors to the conservatory.

Orangery 2.62m x 4.81m (8'7" x 15'9")

A large additional room space, offering a light and spacious room over looking the rear garden

Kitchen 4.93m x 2.32m (16'2" x 7'7")

Fully fitted kitchen with oven, plumbed for washing machine and space for fridge freezer, sink and drainer unit, tow double glazed windows and under stairs pantry cupboard.

First Floor

Landing 1.83m x 1.71m (6'0" x 5'7")

Double glazed window to front.

Bedroom 1 3.07m x 4.27m (10'1" x 14'0")

Double glazed window, central heating radiator

Bedroom 2 3.07m x 2.85m (10'1" x 9'4")

Double glazed window, central heating radiator

Bathroom 1.83m x 1.90m (6'0" x 6'3")

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

Bedroom 3 1.83m x 3.42m (6'0" x 11'3")

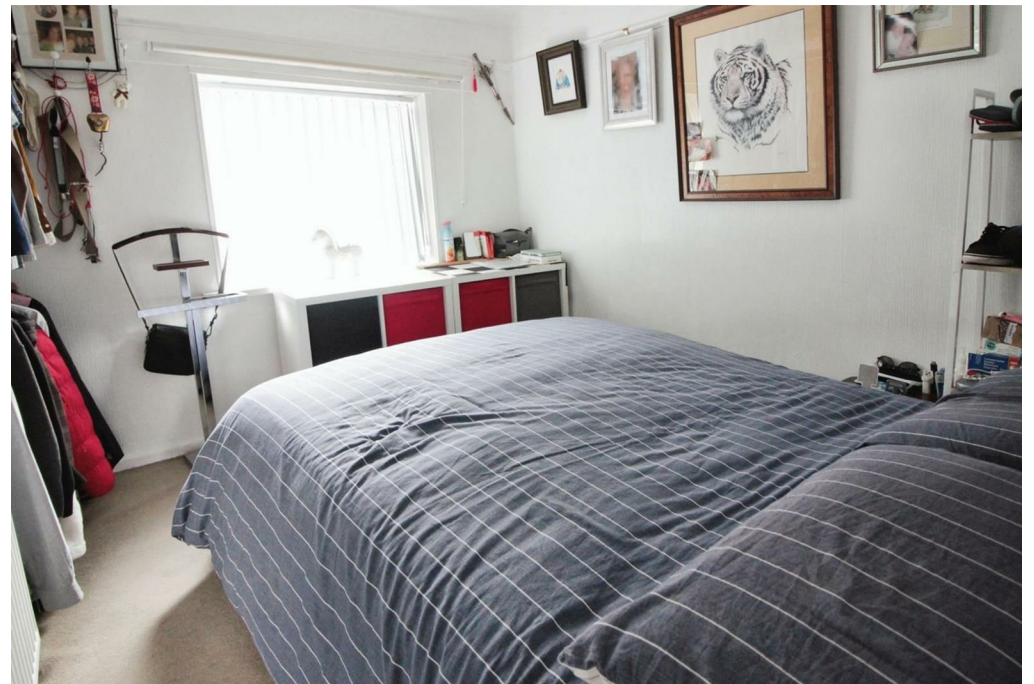
Double glazed window, central heating radiator

External

To the front is the driveway providing off street parking, with access at the side of the property to the rear garden with raised beds and paved patio area. Astro turf.

N.B

The property benefits from Solar panels - additional information in Branch





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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents