



High Ridge Avenue | Rothwell | LS26 0NS

£285,000

Spacious two bedroom semi-detached bungalow | Council Tax Band A | EPC rating D

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SPACIOUS TWO BEDROOM BUNGALOW. HIGH STANDARD THROUGHOUT. MUST BE VIEWED

Introducing this immaculate bungalow, perfectly suited for those seeking comfort and simplicity. Situated in a desirable location, this property boasts excellent public transport links and a wealth of local amenities, making it an ideal choice for those seeking convenience. Nestled in a neighborhood known for its strong local community, this home offers a tranquil and secure living environment.

The property comprises of a spacious reception room, complemented by a charming fireplace and stunning garden views, offering a peaceful retreat for relaxing evenings. The well-appointed kitchen features modern appliances, ample natural light, and has recently been refurbished, creating a stylish and functional space for culinary enthusiasts.

With two bedrooms, this home provides the perfect amount of space for a small family or even a couple looking for a home office. The master bedroom is both spacious and inviting, benefiting from built-in wardrobes, allowing for seamless organisation and ample storage. Natural light flows effortlessly through the space, creating a warm and inviting atmosphere. The second bedroom offers additional comfort and generous natural light.

Completing this charming home is a large, newly refurbished shower room featuring a luxurious rain shower and a heated towel rail. The epitome of comfort and functionality, this space is perfect for unwinding after a busy day.

Outside, the property offers private parking, a garage, and a delightful garden, providing a wonderful space for outdoor activities and relaxation.

With its impeccable condition and desirable features, this bungalow presents an unparalleled opportunity for those seeking a comfortable and stylish living environment. Arrange a viewing today and start envisioning your future in this exceptional home.

Kitchen/Breakfast Room 5.03m x 2.34m (16'6" x 7'8")

The well-appointed kitchen features modern appliances,

ample natural light, has recently been refurbished, creating a stylish and functional space for culinary enthusiasts, having two PVCu double-glazed windows and central heating radiator.

Lounge 5.03m x 4.69m (16'6" x 15'5")

A spacious reception room, complemented by a charming fireplace and stunning garden views. T.V point, PVCu double-glazed window and a central heating radiator.

Inner Hallway

Door to:

Bedroom 1 4.69m x 3.81m (15'5" x 12'6")

The master bedroom is both spacious and inviting, benefiting from built-in wardrobes, allowing for seamless organisation and ample storage. Natural light flows effortlessly through the space, creating a warm and inviting atmosphere. PVCu double-glazed window and a central heating radiator

Bedroom 2 2.68m x 3.22m (8'10" x 10'7")

A spacious and inviting double bedroom, benefiting from built-in wardrobes, allowing for seamless organisation and ample storage. Natural light flows effortlessly through the space, creating a warm and inviting atmosphere. PVCu double-glazed window and a central heating radiator

Shower Room 1.91m x 2.34m (6'3" x 7'8")

A newly refurbished shower room featuring a luxurious walk-in shower with a rain shower head, vanity wash hand basin and a low flush W.C, heated towel rail and PVCu double-glazed window

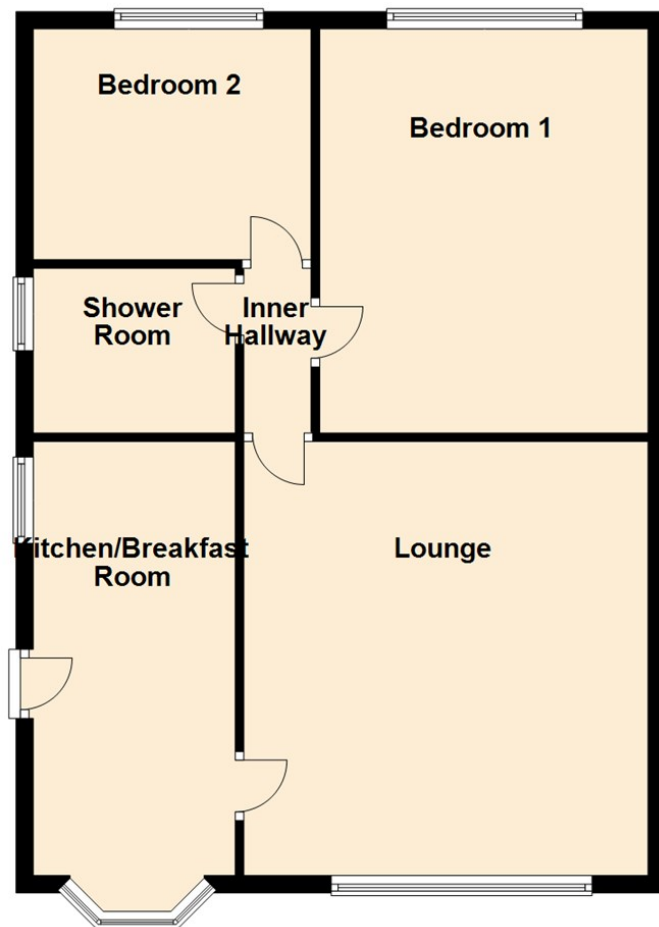
External

Outside to the front is a neat lawn garden, enclosed by the boundary wall and gate, a block-paved driveway and car port lead to the detached garage. The rear garden is private and enclosed.



Ground Floor

Approx. 70.2 sq. metres (755.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 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.



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

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