



Rosedale | Rothwell | LS26 0HR

£269,500

Three bedroom extended semi-detached property | Council Tax Band C | EPC Rating C

Emsleys | estate agents

THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY. DOUBLE-GLAZING. CENTRAL HEATING. OFF-STREET PARKING. LOUNGE/DINER. FITTED KITCHEN. THREE PIECE BATHROOM SUITE. GARDENS

This extended three bedroom family chalet style dormer semi-detached house is situated in a pleasant cul-de-sac location and enjoys easy access to Rothwell centre and all the local amenities.

The accommodation enjoys PVCu double-glazing and gas central heating and briefly comprises; entrance hallway/study, a ground floor 3rd bedroom, generously sized bathroom, well equipped kitchen with integrated oven/hob, lounge with a feature fireplace and being open aspect to the dining room with sliding patio doors to the rear garden. To the first floor there are two bedrooms.

To the exterior the property offers a lawned front garden and driveway to the side providing ample car parking space leading to a detached garage. To the rear is an enclosed lawned garden and paved patio.

Ground Floor

Kitchen 5.91m x 2.34m (19'5" x 7'8")

PVCu double-glazed door to the side and windows to the side and rear, laminate flooring and a central heating radiator. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and dishwasher, built-in eye-level electric fan assisted oven, built-in four ring gas hob with extractor hood over and a door to:

Dining Room 2.79m x 3.41m (9'2" x 11'2")

With a central heating radiator, double-glazed sliding patio door to the garden and being open-plan to:

Lounge 5.08m x 2.84m (16'8" x 9'4")

Fitted with a coal effect living flame effect gas fire set in a feature wood surround and marble effect inset and hearth, radiator, laminate flooring and a door to:

Office/Hallway 3.00m x 3.65m (9'10" x 12'0")

Currently being used as a home, work station area, ideal usage for this large open space. Window to the front, stairs, door to a storage cupboard and doors off to:

Bedroom 3 3.00m x 2.24m (9'10" x 7'4")

PVCu double-glazed window to the front and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising; deep panelled bath, pedestal wash hand basin and a low-level WC, part tiled walls, central heating radiator and a PVCu double-glazed window to the side.

First Floor

Landing 2.33m x 0.97m (7'8" x 3'2")

Bedroom 1 4.31m x 3.52m (14'2" x 11'7")

PVCu double-glazed window to the front, door to a storage cupboard and a central heating radiator.

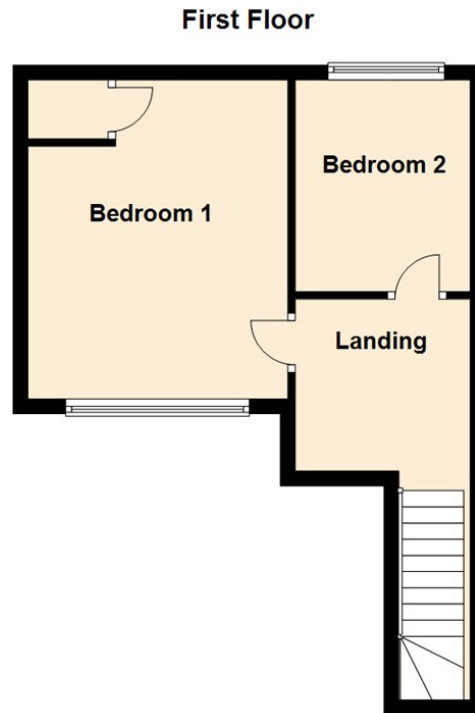
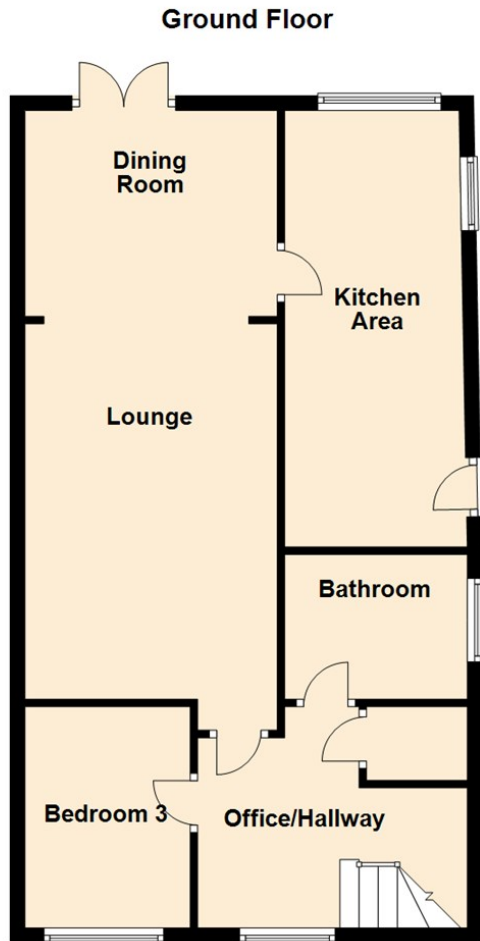
Bedroom 2 2.86m x 2.37m (9'5" x 7'9")

PVCu double-glazed window to the rear and a central heating radiator.

External

Lawned area to the front with shrub borders, concrete driveway to the side providing off-street parking for three cars and leading to a garage which has power and light connected, an up-and-over door and opens to a useful store room. Lawned garden to the rear with shrub borders and a paved patio.





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