



Raylands Road | Middleton | LS10 4AG

£325,000

Three bedroom extended semi-detached | Council Tax Band A | EPC rating TBC

Emsleys | estate agents



\*\*\*IMMACULATELY PRESENTED. GENEROUSLY EXTENDED. AESTHETICALLY DESIGNED\*\*\*

Presenting a remarkable opportunity to acquire an immaculate semi-detached property, now for sale. This recently renovated property exudes a sophisticated and modern charm, perfect for families seeking a comfortable space to call home.

The property boasts two spacious and elegantly refurbished reception rooms. The first reception room is an open-plan design featuring large windows and wood floors. The second, separate reception room offers a tranquil garden view and direct access to the garden, providing a serene place for relaxation.

The heart of the home is undeniably the open-plan kitchen, which comes equipped with modern appliances and stunning wood counter tops, along with a separate utility room and w.c. The natural light filled space also accommodates a dining area, making it perfect for family meals and entertainment.

This dwelling offers three double bedrooms, each spacious, filled with natural light, and newly refurbished. The master bedroom, a double, is a true retreat with its en-suite and built-in wardrobes.

The property also features a large, newly refurbished bathroom with a free-standing bath and heated towel rail, adding a touch of luxury. There is the added bonus of the loft room with a pull-down ladder.

One of the unique features of this property is its open-plan character, which promotes a fluid, harmonious living environment. Additionally, the property offers off-street parking and a well tended garden which is ideal for outdoor relaxation and entertainment.

The location of this property is highly desirable. It benefits from excellent public transport links, proximity to schools, local amenities, and is part of a strong local community. This property is a gem, ready to provide an exceptional living experience for its future residents.

## Ground Floor

### Porch

Entrance door leading into a good size porch, ideal for kicking off your shoes and hanging up your coats before entering the beautiful property.

### Hallway 1.87m x 3.18m (6'2" x 10'5")

With wood flooring, dado rail, under stairs 'dog bed' for animal lovers, stairs leading to the first floor and doors to:

### Living Room 4.74m x 3.24m (15'7" x 10'8")

Being extended to the front, creating a large walk-in bay window which is double-glazed, wall mounted t.v point, laminate flooring, central heating radiator and double internal doors to:

### Office 2.03m x 3.24m (6'8" x 10'8")

Currently being used as a work place for our vendors, with wood flooring, central heating radiator and a door to:

### Dining Room 2.59m x 4.04m (8'6" x 13'3")

This open-plan dining area which in turn leads in to the kitchen, is an ideal area for entertaining, having wood flooring, central heating radiator, ceiling spot lights and two double-glazed windows over looking the rear garden.

### Kitchen 3.89m x 2.58m (12'9" x 8'6")

Beautifully designed and open-plan this well equipped kitchen has been well thought through and offers, built-in appliances for all kitchen needs, an inset sink and drainer with a 'swan neck' tap, ample wall and base high gloss units with contrasting counter tops, slate splashback, space for a large fridge/freezer which is neatly tucked away. Under pelmet lighting and ceiling spots lights make this a light and workable entertaining space.

### Utility Area 3.09m x 3.01m (10'2" x 9'11")

This extended utility room is an added bonus and offers space for the laundry being plumbed for a washing machine and dryer, having ample fitted cupboards, laminate flooring, ceiling spot lights, front and rear entrance doors and an access door to:

### WC

Being fitted with a low flush W.C, vanity wash hand basin, half tiled walls and a double-glazed window.

## First Floor

### Landing 4.15m x 1.92m (13'7" x 6'4")

With doors to:

### Bedroom 1 3.06m x 3.44m (10'0" x 11'3")

Having ample fitted wardrobes, central heating radiator, double-glazed window, a wall mounted t.v point and door to:

### WC

Having a built-in W.C and sink unit, built-in cupboard space with contrasting counter tops, tiled splashback, double-glazed window and a central heating radiator.

### Bedroom 2 4.48m x 2.56m (14'8" x 8'5")

A large double bedroom which is part of the extension above the utility room, this is a really good sized double bedroom with dual aspect double-glazed windows, central heating radiator, wood panelling to the walls to add a touch of elegance and a wall mounted t.v point.

### Bedroom 3 2.70m x 4.50m (8'10" x 14'9")

A double bedroom with a t.v point, central heating radiator and a double-glazed window.

### Bathroom 1.60m x 2.98m (5'3" x 9'9")

Re-fitted with a four piece suite with a panelled bath, independent corner shower cubicle, vanity wash hand basin and a low flush W.C, Fully tiled walls, ceiling spot lights and a double-glazed window.

### Loft Room 2.84m x 4.95m (9'4" x 16'3")

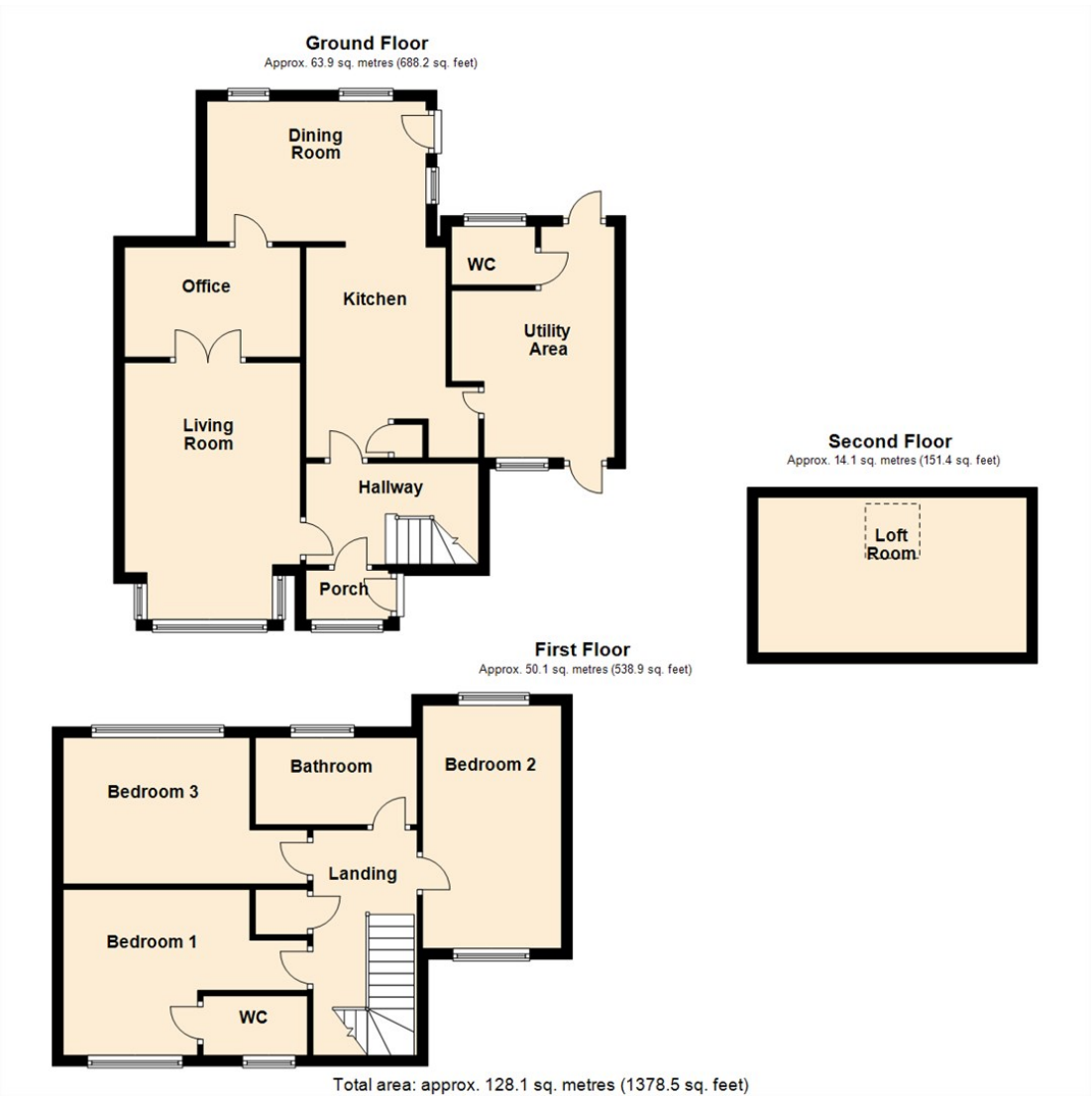
Having a pull-down ladder from the landing this is a really good space which offers versatile living for any growing family and has a skylight.

### External

To the front there is off-street parking with a block-paved driveway. To the rear is a beautiful and well thought out landscaped garden with a neat lawn area, pagoda, a large paved patio, storage and shed.







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.