



Rathmell Road | Halton Moor | LS15 0NZ

£130,000

Two bedroom semi-detached house | Council Tax Band A | EPC rating D

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*** SMART WELL MAINTAINED PROPERTY * GREAT FIRST TIME BUY ***

This semi-detached property has been very well looked after by its present owner. Fitted kitchen with integrated cooking appliances and smart modern bathroom suite. Full PVCu double-glazed windows and doors and gas central heating.

Halton Moor is an area undergoing a complete transformation with many new build sites in and around the estate. Being approximately 3-4 miles from Leeds city centre the location is ideally placed for a quick commute to Leeds and close to Seacroft and St James' Hospitals and local primary and secondary schools.

Situated on a corner plot with gardens on three sides the house offers well proportioned rooms on two floors. Briefly comprising;- entrance hall, living room and dining/kitchen to the ground floor with two bedrooms (potential to create a third) and a bathroom on the first floor.

*** Call now 24 hours a day 7 days a week to book your place ***

Ground Floor

Hall

Enter through a PVCu double-glazed door to a small lobby with central heating radiator, double-glazed window and a staircase rising to the first floor.

Living Room 3.51m x 3.99m (11'6" x 13'1")

The living room is placed to the rear of the property and features a fireplace which incorporates a gas fire, a central heating radiator and a large double – glazed window overlooking the rear garden.

Kitchen 4.47m x 2.72m (14'8" x 8'11")

The kitchen is fitted with a range of wall and base units in a light wood grain effect finish and has complimentary worksurfaces over which incorporate a composite sink with side drainer and a mixer tap. Integrated appliances include an eye-level electric oven and stainless steel electric hob with extractor hood over. Space and plumbing for a washing machine and/or dishwasher and space for a

fridge freezer. In addition a built in cupboard houses the central heating boiler and provides useful storage space for household utility items. A PVCu entry door gives access to the rear garden, there is a central heating radiator and double-glazed window overlooking the front.

First Floor

Landing

Access to all first floor rooms, bathroom and double-glazed window to the front elevation.

Bedroom 1 4.47m x 4.06m (14'8" x 13'4")

A large double bedroom flooded with natural light from the dual aspect double – glazed windows. Mirrored fronted sliding wardrobes are fitted to one wall and there is a central heating radiator.

Bedroom 2 2.62m x 2.77m (8'7" x 9'1")

A second double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

Bathroom

The bathroom is fitted with a modern white suite which comprises; panelled bath with mixer shower tap attachment over, a pedestal hand wash basin and a low flush WC. Tiled in white ceramics with double – glazed window to the front and a central heating radiator.

Exterior

The property is access to the front through double wrought iron gates which open to the driveway which provides off-road parking. A low maintenance gravelled area is planted with shrubs and trees and there is a border hedge. The side of the property has a timber gate and fence which grants access to the rear garden. The rear garden has a sunny aspect and is gravelled with mature shrubs and trees with a border hedge.

Directions

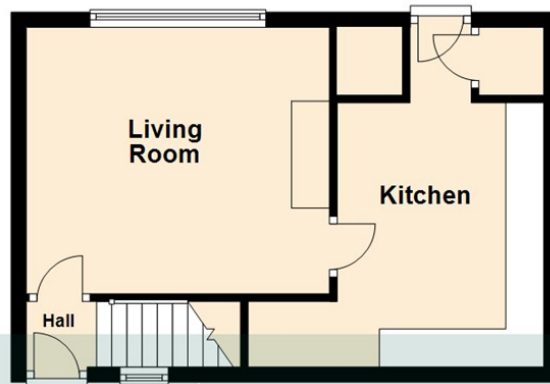
From our Crossgates office on Austhorpe Road turn left at the traffic lights onto Station Road and continue to the roundabout with Ring Road Halton. Turn right at the roundabout and take the fourth turning left onto Selby Road. Continue down Selby Road through the shopping district as if you are travelling to Leeds city centre. Once

through the shopping district and through the traffic lights continue on Selby Road past Lidl. Continue down the hill and take the first left onto Carden Avenue then bear right to continue on Carden Avenue and then the next available right to stay on Carden Avenue. At the end turn left onto Rathmell Road and at the top bear right to stay on Rathmell Road where the property can be found on the right indicated by the Emsleys For Sale board.



Ground Floor

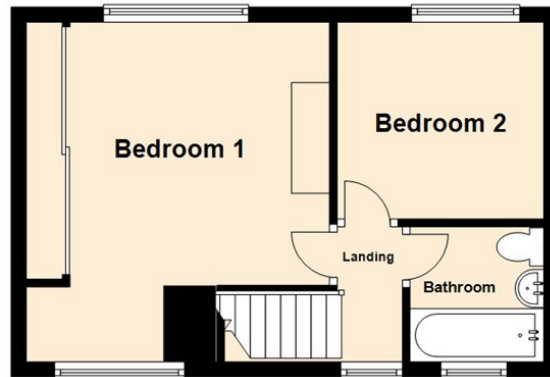
Approx. 30.6 sq. metres (329.5 sq. feet)



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First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 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.



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