

Yorkshire Residential Sales and Lettings
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30 Middleton Avenue

Rothwell, Leeds, LS26 0SE

£190,000



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3/4 Bedroom Mid TerraceIdeal Family Home***Rothwell***

REALISTICALLY PRICED TO SELL is this good size family home that is located into a cul de sac and has fields to the rear. Accommodation which comprises of; entrance porch, lounge, kitchen diner, rear porch, cellar, 2 first floor bedrooms and house bathroom with 2 further rooms / bedrooms to the attic. Gardens to the front and rear.

*****Contact YORKSHIRE RESIDENTIAL 0113 5126161 to arrange a viewing*****

Entrance Porch

Lounge

12'3" x 13'3" (3.73m" x 4.04m")

Solid fuel fire with feature surround, laminate wooden flooring and radiator.

Inner Hallway

Kitchen Diner

12'6" x 13'2" (3.81m" x 4.01m")

A range of kitchen wall and base units, double oven, hob, extractor hood and dish washer built in. Tiled flooring and splash backs, radiator.

Rear Entrance Porch

Cellar

Ideal for storage, power and lighting.

Landing

Double Bedroom

12'3" x 13'5" (3.73m" x 4.09m")

Laminate wooden flooring, feature fire place and radiator.

Bathroom

3 piece white suite which comprises of a low flush wc, pedestal wash hand basin, panelled bath with shower over and screen. Complimentary tiled and heated towel rail.

Single Bedroom

9'2" x 7'8" (2.79m" x 2.34m")

Laminate wooden flooring and radiator.

Attic Double Bedroom

8'4" x 12'7" (2.54m" x 3.84m")

Laminate wooden flooring, built in wardrobe, radiator and open views to rear.

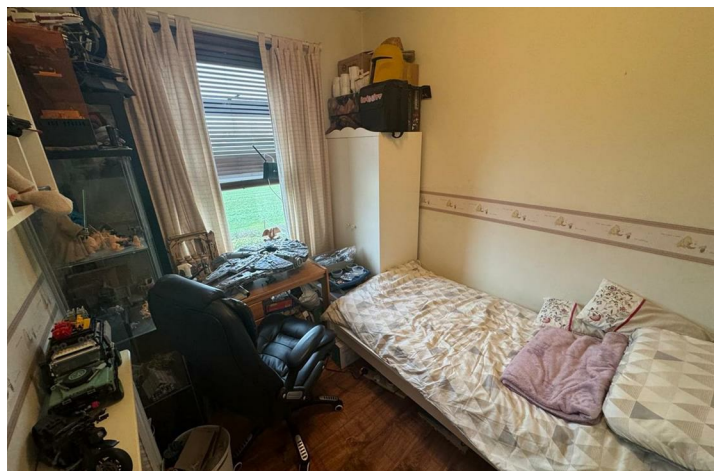
Attic Room

6'9" x 13'5" restricted head space (2.06m" x 4.09m" restricted head space)

Laminate wooden flooring, radiator and Velux window.

Exterior

Gardens to the front and rear.



Road Map



Hybrid Map



Terrain Map

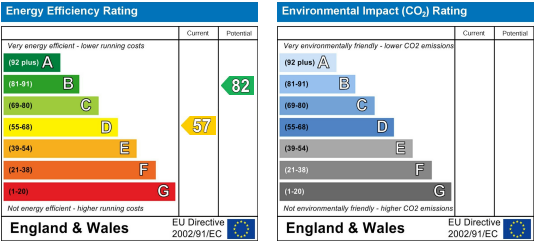


Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.