

MoveNow Properties



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FOR SALE

Elmroyd, Rothwell,

LS26 0BW

3 Bedroom, Detached House

£270,000



Movenowproperties offer this 3 bedroom detached property for sale with NO CHAIN!
Having driveway and garage, enclosed rear garden, large dining kitchen with French doors
to rear.

Accommodation briefly comprises:

Lounge

Measurements:

Upvc door leads to the lounge with stairs to first floor landing, electric fire and surround, leaded double glazed window, radiator and feature wooden beam to ceiling.



Dining Kitchen

Measurements:

Comprising of a range of wall and base units, ample space for dining table, stainless steel sink and drainer, uPVC door and French doors to rear, understairs store cupboard, leaded double glazed windows, radiator, laminate flooring and characterful feature brick wall.



Stairs & Landing

Doors leading to separate rooms, leaded double glazed window to side aspect and loft hatch.



Bedroom 1

Measurements:

Double bedroom with fitted wardrobes, leaded double glazed window to front and radiator.



Bedroom 2

Measurements:

Double bedroom with fitted wardrobes, leaded double glazed window to rear elevation and radiator.



Bedroom 3

Measurements:

Single bedroom with radiator, leaded double glazed window to front and store cupboard housing Vaillant combi boiler set over bulkhead.



Bathroom

Comprising of a 3 piece suite in white having bath with overhead electric shower and glass shower screen, wash basin set in vanity, low flush WC, tiled flooring and walls, frosted double glazed window, chrome towel radiator and fitted mirror and bathroom attachments.



Outside

To the front of the property is a small buffer garden with lawn, planters and established bushes/shrubs.

Driveway leading to side of property to rear garage and garden.

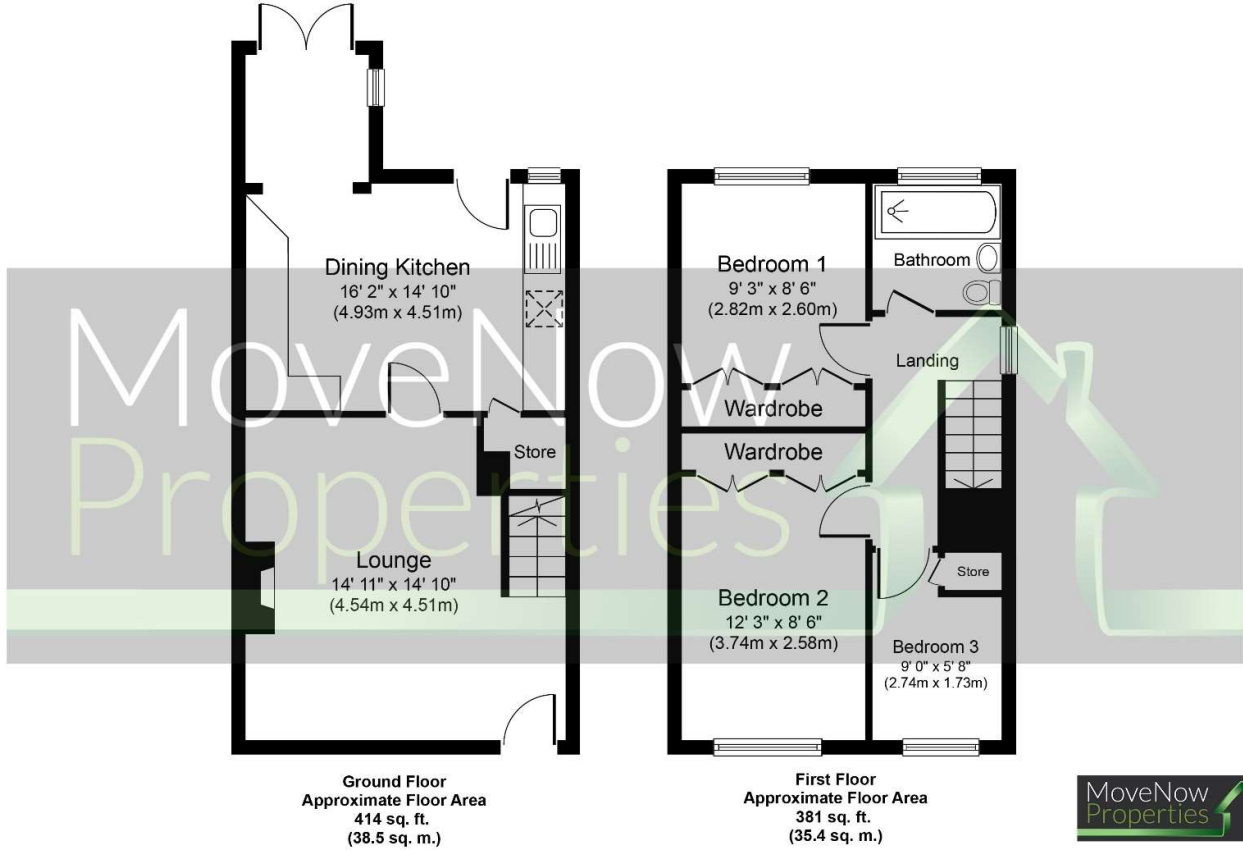
An enclosed rear garden with astro turf, wall built flower beds and cosy snug area located behind garage.



Tenure
Freehold

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

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