

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Oulton Lane, Rothwell,

LS26 0DY

3 Bedroom, Semi Detached

OIEO £350,000



Movenowproperties proudly presents this modern three-bedroom semi-detached house for sale. Boasting ample space, it serves as an ideal family residence, situated in the vibrant heart of Rothwell centre. Enjoy the convenience of proximity to Rothwell Park and local amenities. Don't miss out on the opportunity to view this exceptional property!

- Three bedroom semi-detached family house
- Beautifully presented throughout
 - Off-street parking and garage
 - Authentic high ceilings
- Open-plan kitchen/breakfast room
 - Located in the hub of Rothwell
- Excellent access to commuter links
 - EPC rating C

Accommodation Briefly comprises:

Ground Floor -

Entrance Hall:

Access to the property is provided through an external front door, opening into the entrance hall, which includes a PVCu double-glazed window to the front aspect, a central heated radiator, a staircase to the first floor, an under-stairs storage cupboard, and internal doors to;



Lounge

Measurements: 13' 4" x 11' 9" (4.06m x 3.59m)

The door to the lounge opens to a conveniently sized room perfect for relaxing. This room is located at the front of the property and includes a television point, coving to the ceiling, a central ceiling rose, a double-glazed window, and a feature fireplace.



Kitchen/Breakfast Room

Measurements: 11' 4" x 7' 5" (3.45m x 2.25m)

You will then step into the open-plan kitchen/breakfast room, fitted with a range of wall and base units with quartz work surfaces and an inset bowl sink and drainer with a stainless steel mixer tap. It includes space for a wine fridge, cooker with stainless steel extractor hood, fridge, freezer, and washing machine. The room features PVCu double-glazed windows to the side and rear aspects overlooking the rear garden, a breakfast bar seating area, and an opening into the dining room, making it perfect for cooking while entertaining guests.



Dining Room

Measurements: 13' 4" x 11' 9" (4.07m x 3.59m)

This room exudes authenticity with coving to the ceiling, a feature fireplace with a cast-iron multi-fuel burning stove, a central heated radiator, and bi-folding doors opening into the sunroom.



Sun Room

This exceptionally light and bright room, situated at the rear of the property, boasts windows on three sides, a central heated radiator, and an external door that provides direct access to the rear garden.



First Floor -

Landing – offers coving to the ceiling, PVCu double-glazed window to the side aspect and internal doors into;



Bedroom 1

Measurements: 13' 4" x 11' 9" (4.07m x 3.59m)

The master bedroom is a great size double, benefiting from television point, central heated radiator and a PVCu double-glazed window.



Bedroom 2

Measurements: 13' 4" x 11' 9" (4.06m x 3.59m)

Bedroom two, benefiting from being a great sized double with coving to the ceiling, central heated radiator and a PVCu double-glazed window.



Bathroom

The bathroom consists of a three piece suite comprising; panelled bath with shower over, low flush WC, wash hand basin, heated towel rail, tiled walls and floor, extractor fan and a PVCu double-glazed window to the rear aspect.



Bedroom 3

Measurements: 7' 9" x 7' 4" (2.36m x 2.24m)

Located to the front of the property, bedroom three is a good size offering a television point, coving to the ceiling, central heated radiator and a PVCu double-glazed window.



Outside

Externally you'll find that the property has the advantage of gated off-street parking to the front with a raised low maintenance front garden. Additionally to the side is additional parking leading to a single detached garage which then lead to the rear garden which ranges between lawn and patio, offering a seating area and hedged boundaries and a real sense of privacy



Parking

Private drive and garage.

Council Tax

Band C

Tenure

Freehold

EPC Rating: C69

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	86
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.

Viewings

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

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.