£290,000

TENURE : FREEHOLD

Birchroyd, Rothwell, LS26

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 3**

Three double bedroomed

Situated in a quiet and highly sought-after cul-de-sac in Rothwell

Spacious corner plot

Semi-Detached dormer bungalow

Attractive gardens

Pleasant open views across fields to the rear

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Movenowproperties are pleased to offer this well-presented three-bedroom semi-detached dormer bungalow, ideally situated on a quiet and highly sought-after cul-de-sac in Rothwell. Occupying a spacious corner plot with attractive gardens and lovely open views to the rear across fields, this delightful home offers generous living accommodation with fantastic potential for further extension or development (subject to planning).

Ground Floor Accommodation

Kitchen / Dining Room
Measurements: 14'7" x 9'9" (4.45m x 2.98m)
Accessed via the side entrance door, the kitchen is fitted with a range of traditional-style wall and base units with complementary work surfaces and tiled splashbacks. It offers space for a wide range of appliances, a 1.5 bowl sink with drainer and mixer tap, gas hob with cooker hood above, and tiled flooring. Double-glazed windows overlook the front and side, allowing for plenty of natural light.

Living Room
Measurements: 18'1" x 11'10" (5.52m x 3.60m)
A bright and welcoming living space featuring a large double-glazed window overlooking the front garden, a feature stone fireplace with inset fire, wall lights, and radiator. An internal door provides access to the master bedroom.

Dining Room
Measurements: 11'10 x 9'9" (3.35m x 2.98m)
A versatile second reception room currently used as a dining room, with wood flooring, a feature fireplace and surround, and patio doors opening into the conservatory. This room could also serve as an additional sitting room or study.

Conservatory
Measurements: 11'7" x 7'7" (3.52m x 2.30m)
A lovely addition to the home, the conservatory enjoys double-glazed windows to the sides and rear, tiled flooring, and patio doors leading out to the enclosed rear garden—an ideal spot to enjoy the garden views all year round.

Bedroom One
Measurements: 11'10" x 10'6" (3.60m x 3.20m)
Situated on the ground floor, this comfortable double bedroom features fitted wardrobes, carpet flooring, radiator, and a double-glazed window overlooking the rear garden.

Bathroom
Also located on the ground floor, the bathroom comprises a panelled bath with overhead electric shower, pedestal wash basin, and low flush WC. The room is part-tiled with a frosted double-glazed window to the side and a radiator.

First Floor Accommodation

Stairs and Landing
Carpeted stairs lead to the first-floor landing with doors to bedrooms two and three, and useful storage to the eaves.

Bedroom Two
Measurements: 10'0" x 9'2" (3.06m x 2.80m)
A good-sized double bedroom with carpet flooring, radiator, and double-glazed window overlooking the front. The room also benefits from a built-in storage cupboard.

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Bedroom Three
Measurements: 9'11" x 9'6" (3.03m x 2.89m)
Another well-proportioned double bedroom with laminate flooring, radiator, and double-glazed window overlooking the side elevation. There is also access to additional eaves storage.

Outside
To the front, the property features a neat lawned garden and a long driveway providing ample off-road parking, leading to a detached single garage. The generous corner plot continues to the side and rear, with mainly lawned gardens, well-established shrubs, fenced boundaries, and a stone-flagged patio area—perfect for relaxing, entertaining, or enjoying the open field views to the rear.

Detached Garage
A single garage with up-and-over door provides secure parking or additional storage space.

EPC Rating: D65
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band C
Property Type: Semi Detached, Dorma Bungalow
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road, Garage & Drive
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

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.

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Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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.

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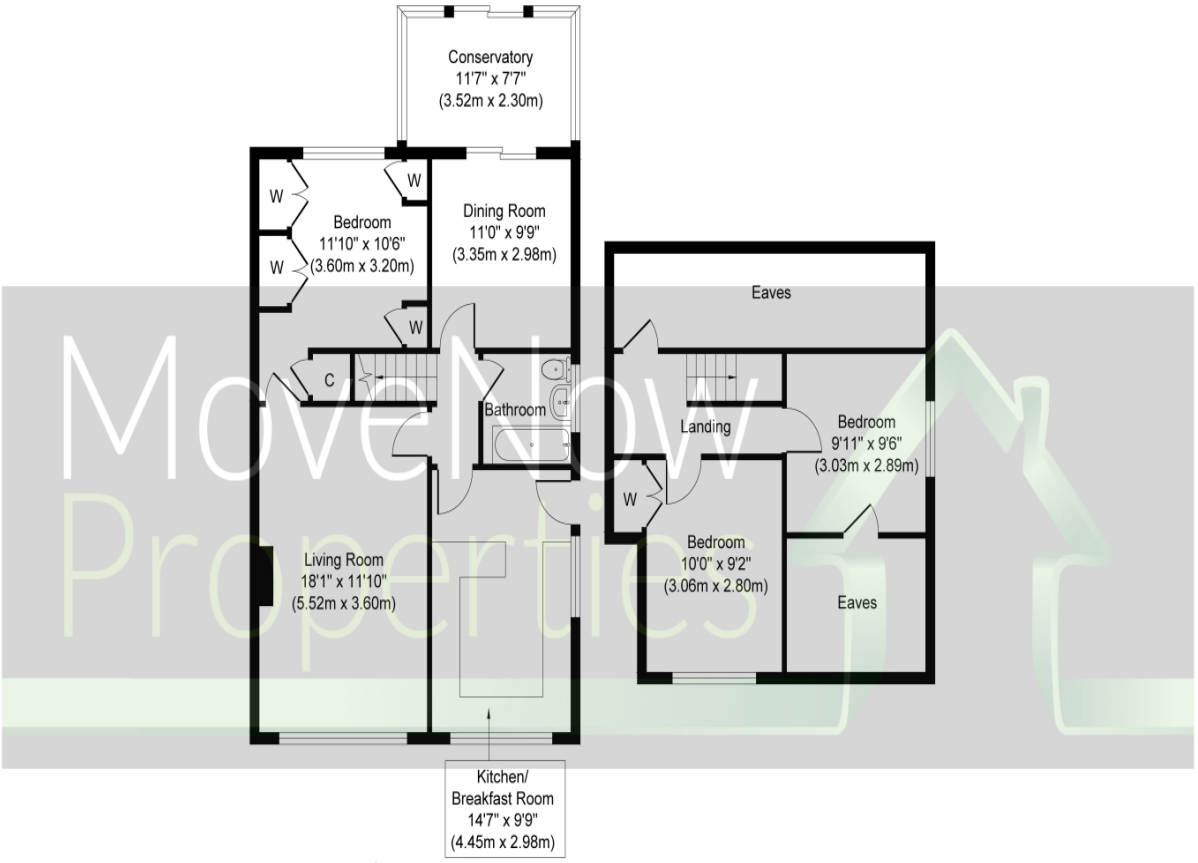

Ground Floor
Approximate Floor Area
804 sq. ft
(74.70 sq. m)

First Floor
Approximate Floor Area
456 sq. ft
(42.40 sq. m)

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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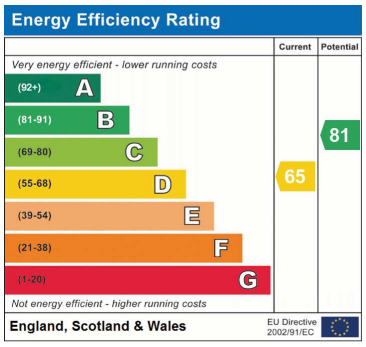

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