



30 Haigh Avenue, Rothwell - LS26 0PR

£199,950 Freehold

A mature mid period terraced house located within easy reach of Rothwell Town centre. This spacious property a large kitchen diner and living room with a garden and patio. Conveniently situated to excellent local amenities

Entrance to Living Room

With feature double glazed bay window, double glazed entrance door, recess storage, downlighting to the ceiling, fitment for wall mounted television, two central heating radiators.

Kitchen/Diner

Superbly appointed with a matching range of white modern fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in Halogen hob with extractor hood over, microwave oven and additional oven below, plumbing for washer and space for dryer, laminate wood flooring, downlighting to the ceiling, Worcester Bosch combination central heating boiler, double glazed window and double glazed stable style rear entrance door, double panel radiator.

Stairs lead to Lower Ground Floor Basement Room

Dimensions: 3.74m x 4.16m.

Stairs lead to First Floor Landing

With downlighting to the ceiling, built in storage, double glazed window, making an ideal home gym or playroom/hobby room.

Bedroom to Front

With downlighting to the ceiling, double glazed window making the most of the views, central heating radiator

Bedroom to Rear

Dimensions: 3.10m x 1.65m.

House Bathroom

Furnished with modern white suite with feature wash hand basin in washstand, low flush w/c, feature centred Jacuzzi bath, fully tiled with double glazed window, downlighting to the ceiling, chrome heated towel rail.

Stairs lead to Second Floor Occasional Bedroom

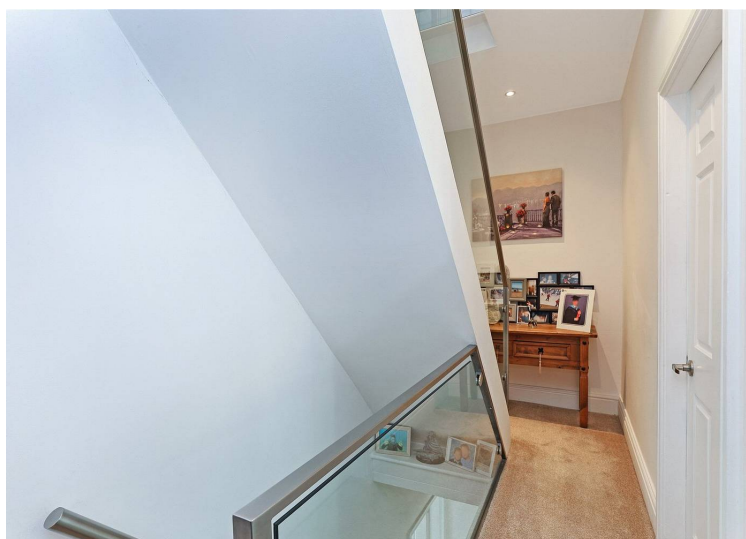
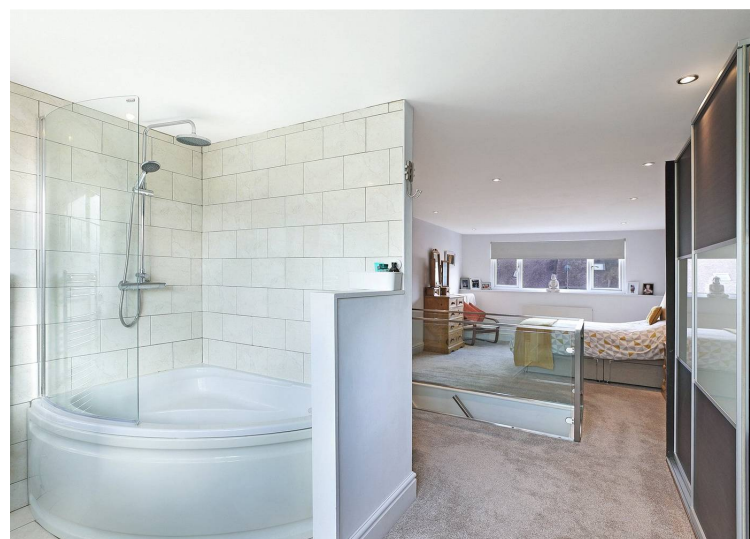
With feature central stairwell with glass balustrade and brushed steel handrail, downlighting to the ceiling, two sets of fitted sliding wardrobes, opening to...

Ensuite Bathroom

With pedestal wash basin, low flush w/c, corner bath, half tiling, double glazed window, chrome heated towel rail, double glazed dormer window to the front with open views, central heating radiator. Please note, the occasional bedroom and en-suite does not have building regulations.

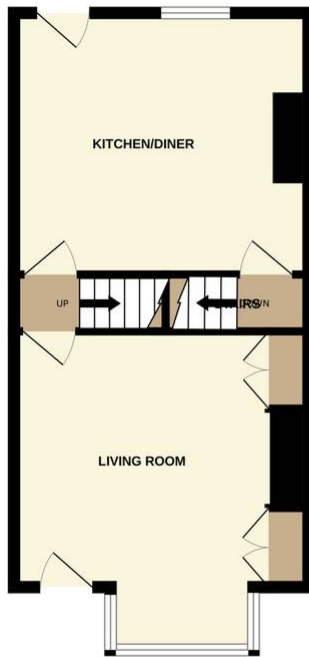
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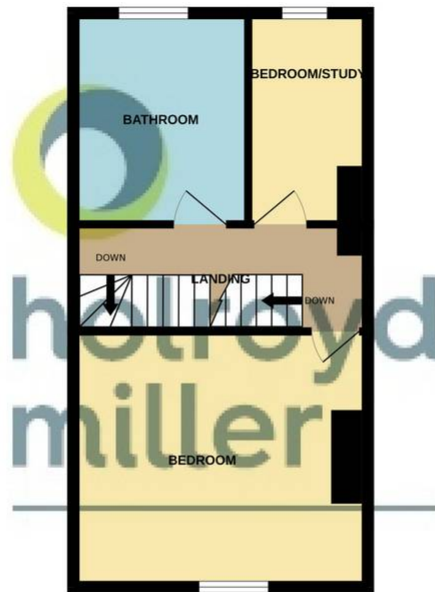




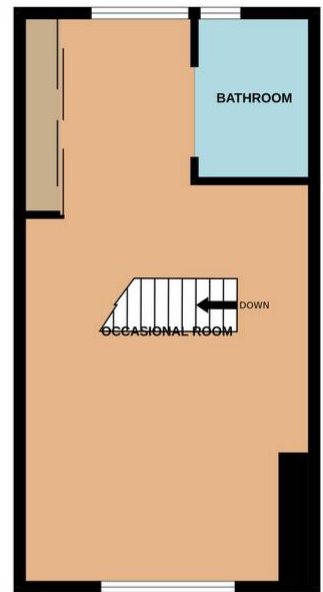
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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