



Rogers Court | Stanley | WF3 4EZ

£215,000

Two bedroom semi-detached bungalow | Council Tax Band B | EPC Rating C

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\*\*\*TWO BEDROOM SEMI-DETACHED BUNGALOW. NO CHAIN.  
OPEN VIEWS TO THE REAR\*\*\*

We are delighted to present this charming two-bedroom semi-detached bungalow, available for immediate purchase. The property is in good condition, offering a combination of tranquility and convenience, perfect for couples seeking a serene yet connected lifestyle.

The residence offers a welcoming reception room, featuring large windows that provide an abundance of light and a stunning view of the garden. A charming fireplace adds a touch of warmth and character to this room, making it an ideal place to unwind.

The heart of the home is the open-plan kitchen, flooded with natural light. It comes with a dedicated dining space, perfect for meals. Two well-appointed bedrooms, the master bedroom is a spacious double, the second bedroom is a cosy single, bathed in natural light, ideal for use as a guest room or study, leading off to the conservatory. The bungalow boasts a single bathroom fitted with an independent shower, promising a refreshing start to your day.

The bungalow's unique features include a garage and off-street parking, providing ample space for your vehicles. A beautifully maintained garden adds to the charm of this home, offering a peaceful outdoor space for relaxation or entertaining.

Located in a tranquil area with strong community ties, this property offers excellent public transport links, ensuring easy access to local amenities. This bungalow truly embodies a perfect blend of comfort and convenience.

## Ground Floor

### Kitchen/Breakfast Room 4.27m x 2.47m (14'0" x 8'1")

Fitted with ample wall and base units and contrasting worktops, space for a cooker, plumbed for a washing machine, space for a fridge/freezer, sink and drainer unit, pantry cupboard, double-glazed window to the side, side entrance door and a bay window to the front.

### Lounge 4.87m x 2.93m (16'0" x 9'7")

Having a large double-glazed window, central heating radiator, T.V point and a feature fire and surround.

## Inner Hallway

Doors to;

### Bedroom 1 3.88m x 2.93m (12'9" x 9'7")

Positioned to the rear with a double-glazed window and a central heating radiator.

### Bedroom 2 2.39m x 2.47m (7'10" x 8'1")

Positioned to the rear with a central heating radiator, double-glazed window and door to;

### Conservatory 2.47m x 3.74m (8'1" x 12'3")

A light and airy room to the rear of the property with sliding double-glazed doors over looking the rear garden.

### Shower Room 1.99m x 1.67m (6'6" x 5'6")

Comprising; a three piece suite, with a corner shower cubicle, vanity wash hand basin, low flush W.C, tiled walls, central heating radiator and a double-glazed window.

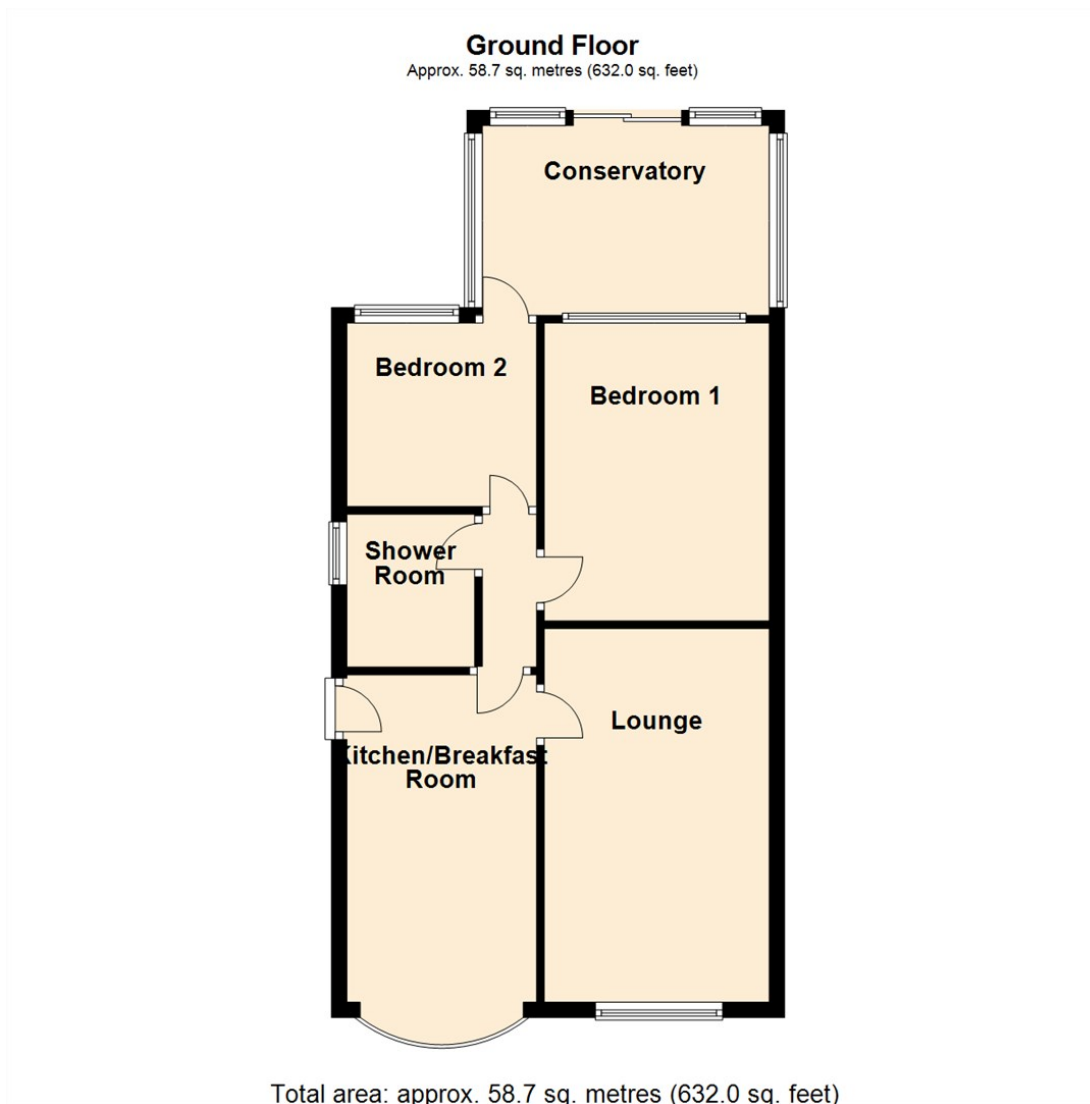
## External

To the front is a good sized driveway leading to the detached garage. The front garden is established and low maintenance. The rear is private and enclosed with established borders and views as far as the eye can see.









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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