



Oak Royd | Rothwell | LS26 0BL

£310,000

Three bedroom extended bungalow | Council Tax Band D | EPC Rating E

Emsleys | estate agents

SOUGHT AFTER LOCATION. VACANT POSSESSION & NO CHAIN. EXTENDED TO REAR.

A charming true bungalow, located in a sought-after location with excellent public transport links and local amenities within easy reach. This property, requiring modernisation, offers a fantastic opportunity for the discerning buyer to create their ideal home.

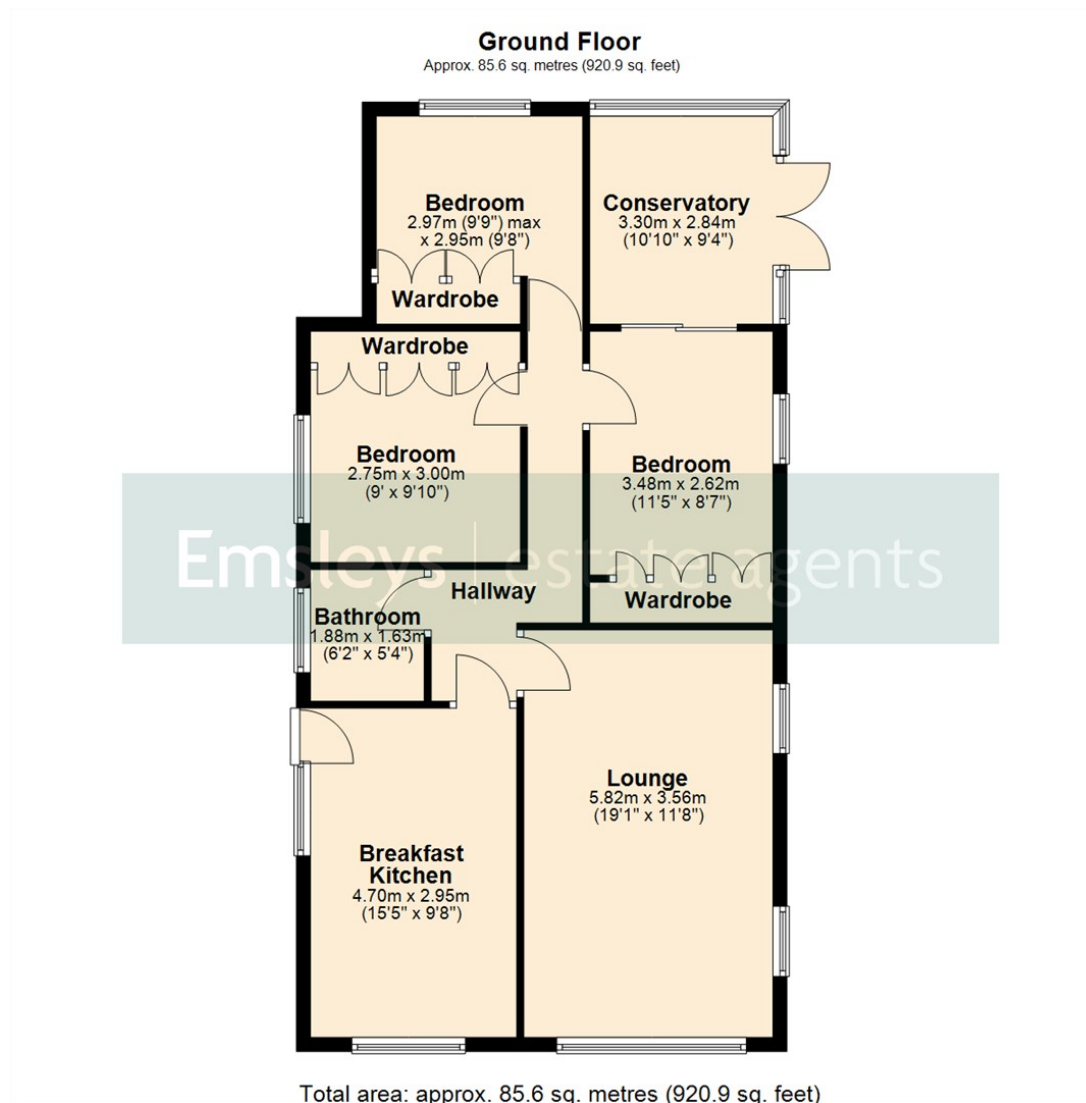
The property boasts three bedrooms, a bathroom and breakfast kitchen providing the perfect canvas for the imaginative purchaser. The two reception rooms offer ample space for family living and entertaining which one is a conservatory off the rear. The property has gas central heating and PVCu double glazing, promising comfort regardless of the season.

Externally, this property truly shines. A concrete stamp driveway provides ample off-road parking for up to four cars, a rare and significant feature for the area. In addition, there is a single garage offering further parking or storage options. The garden, another unique feature of this property, provides a green oasis in the heart of the city, perfect for outdoor relaxation and al fresco dining.

In summary, this property, with its considerable potential and unique external features, presents a unique opportunity for those wishing to create their perfect home in a desirable location. The bungalow, with its generous living space and potential for personalisation, is waiting to be transformed into the ideal home. Do not miss out on this rare opportunity.







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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents