



Wood Lane | Rothwell | LS26 0PD

£205,000

Two bedroom mid terrace | Council Tax Band A | EPC Rating D

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TWO BEDROOM MID TERRACESOUGHT AFTER LOCATION***BEAUTIFULLY PRESENTED***

We are delighted to present this exquisite, mid terraced house for sale. This splendid residence is a perfect fusion of classic architecture and contemporary living, ideal for couples seeking a perfect blend of the two.

As you step through the front door, you are greeted by a spacious, separate reception room, boasting high ceilings and a charming fireplace. You'll immediately notice the room's plentiful natural light and the delightful view of the garden, which is conveniently accessible from this room. This commodious area provides an ideal space for relaxation and entertainment.

An inviting, open-plan kitchen is one of the unique features of this property. Natural light pours in, illuminating the stylish kitchen island and modern appliances. Notably, this space also accommodates a dining area, perfect for hosting dinner parties or enjoying family meals.

The property offers two spacious double bedrooms. The master bedroom is a luxurious retreat featuring ample space and an abundance of natural light. The second bedroom follows suit with generous space and natural light, creating an airy and comfortable space for rest.

The house also features a modern bathroom, fitted with a high-quality three-piece suite that adds a touch of elegance.

The property is nestled in a thriving neighbourhood, with excellent public transport links, local amenities, and good schools nearby. The strong local community adds to the appeal of the area, making it an ideal place to call home.

With unique features such as high ceilings and an open-plan design, this house presents a fantastic opportunity for a comfortable, modern lifestyle. This property is a must-see for those seeking a blend of charm and modernity.

Ground Floor

Entrance Hallway

A light and inviting entrance hallway, central heating radiator and stairs leading the first floor

Lounge 3.26m x 4.15m (10'8" x 13'7")

Feature fire, T.V point, central heating radiator, double glazed window to the front.

Kitchen/Dining Room 3.73m x 5.40m (12'3" x 17'9")

Fully fitted with ample wall and base units, space for range cooker, plumbed for washing machine, sink and drainer unit, center island, double glazed window and rear door.

First Floor

Landing

Door to:

Bedroom 1 3.28m x 5.40m (10'9" x 17'9")

Two double glazed windows to front, central heating radiator, wood floor:

Bathroom 2.47m x 2.34m (8'1" x 7'8")

Three piece white suite with bath and shower over, vanity wash hand basin, low flush W.C, tiled walls, double glazed window and central heating radiator.

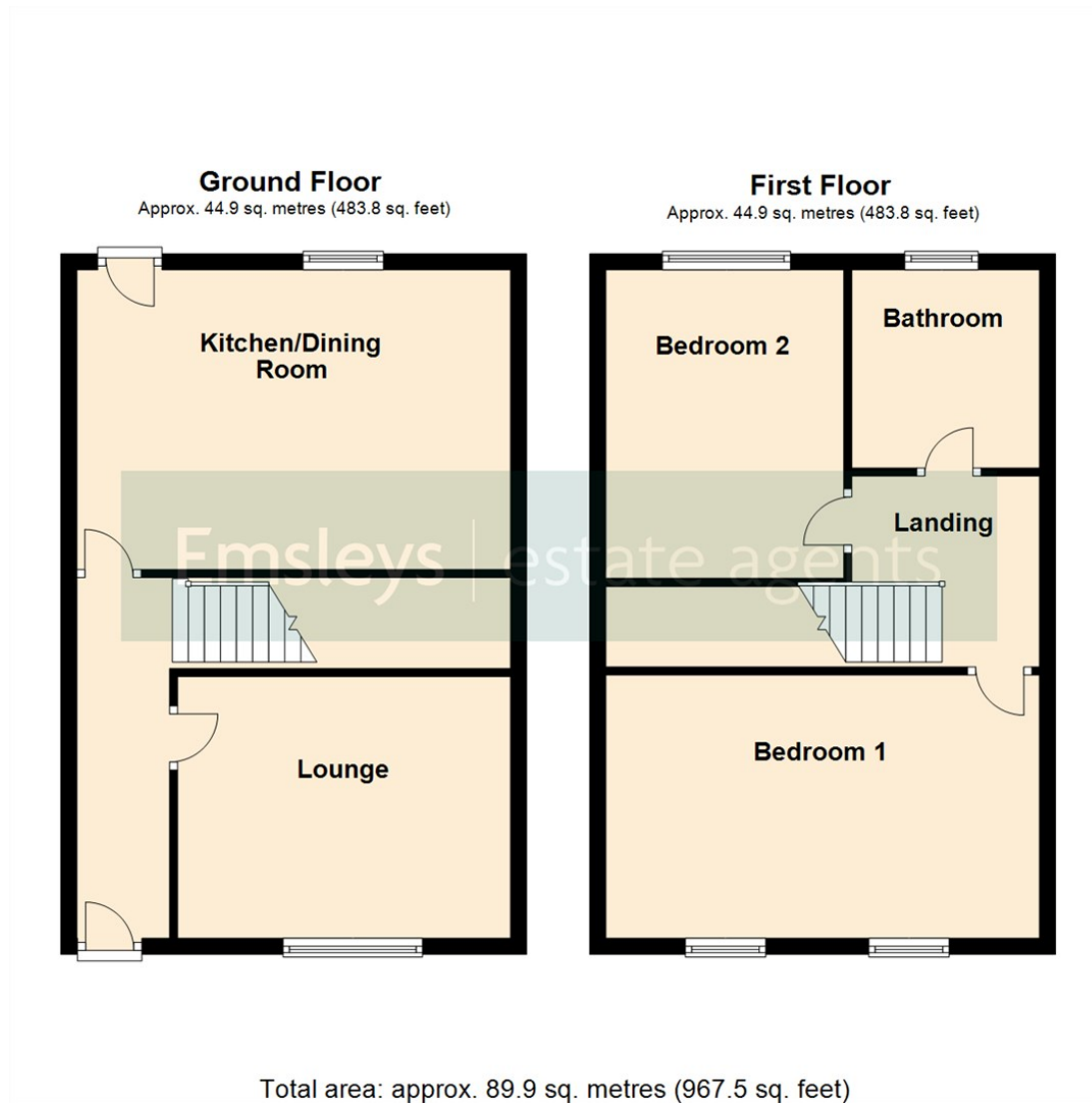
Bedroom 2 3.84m x 2.96m (12'7" x 9'9")

Double glazed windows to front, central heating radiator, wood floor:

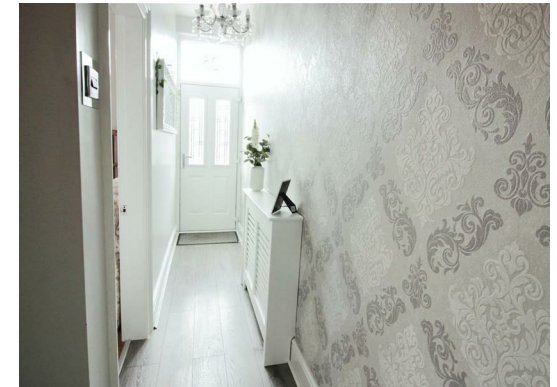
External

To the front is a neat paved patio area which is private and enclosed. To the rear is a neat buffer yard, right of way access road and access to the outbuilding which is ideal for storage.





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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