



Haigh Side | Rothwell | LS26 0UF

£220,000

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

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***WELL PRESENTED THROUGHOUT. TWO LARGE GARAGES. RARE OPPORTUNITY. SOUGHT AFTER LOCATION ***

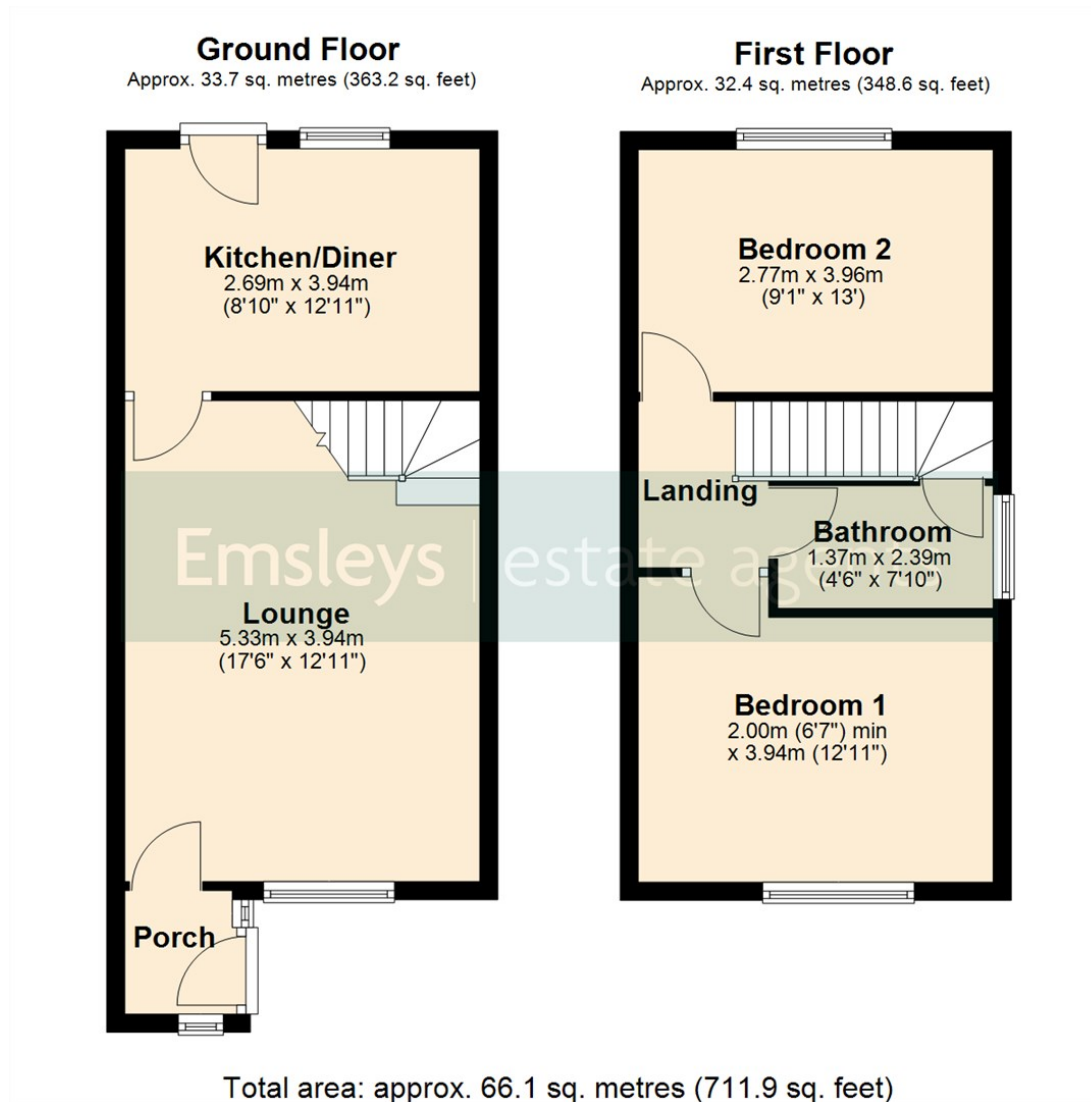
A rare opportunity has arisen to purchase a home with two garages with the flexibility to remove one and open up the garden if one should require more garden space, now available for sale in a highly sought-after location. This property benefits from excellent public transport links, proximity to local amenities, and easy access to nearby parks, making it an ideal choice for a variety of purchasers seeking convenience and a desirable neighbourhood.

Inside, the home offers a spacious reception room, designed to provide a welcoming and comfortable atmosphere for entertaining or relaxing. The modern kitchen/diner is thoughtfully arranged, offering practicality as well as style for day-to-day living and meal preparation. The accommodation further comprises two well-proportioned bedrooms, ensuring ample space for rest and privacy. A contemporary bathroom serves the household, fitted with quality fixtures to complement the immaculate condition throughout.

Noteworthy extras include gas central heating and PVCu double glazing for optimal energy efficiency and comfort all year round. Outside, residents will appreciate dedicated parking for two vehicles and two garages measuring 23'3" x 10'10" and 21'3" x 9'5" catering to those who require additional storage or secure parking solutions. One garage has power, a fitted, extra deep heavy duty kitchen bench with fitted wall and floor cupboards plus a steel joist across the garage width and an insulated roof and door thus making an ideal workshop for all weathers. The second garage is fully insulated and is perfect for a year round games room, hobby room or home gym. This superb property represents an exceptional opportunity to acquire a home that is both beautifully maintained and favourably positioned within a vibrant community.







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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