



Woodland Garth | Rothwell | LS26 0RR

£299,995

Four bedroom mid townhouse | Council Tax Band D | EPC Rating B

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FOUR BEDROOMSUPERB SIZE FAMILY HOME***SOUGHT AFTER LOCATION.***REALISTICALLY PRICED***

Presenting for sale, this immaculate four bedroom town house, an exemplary embodiment of modern living, designed with an acute sense of style and space. This stunning property is set in a desirable location with close proximity to public transport links, reputable schools, and local amenities, making it an ideal purchase for first-time buyers and families alike.

This stunning example of a modern four bedroom town house which would provide ideal accommodation for a family. The property was built to an excellent standard to incorporate Air Source underfloor heating to the ground floor and radiators to the first and second floors, double-glazed windows, ground floor cloakroom/WC, three bedrooms to the first floor with a family bathroom, master bedroom to the second floor with a dressing room and an en-suite shower room.

One of the key features of this property is the single reception room. It is an expansive space with a warm ambiance that makes it perfect for entertaining guests or spending quality time with the family.

There is an integral garage and driveway for parking, a large lawned rear garden enclosed by timber fencing and all finished to an excellent standard. The property is located within half a mile of Rothwell town centre and its many amenities, within one and a half miles of the motorway network and within five miles distance of Leeds

Ground Floor

Kitchen 3.00m x 3.81m (9'10" x 12'6")

Having a range of modern wall and base level units incorporating an inset one and a half bowl stainless steel sink and drainer, four ring electric hob, electric oven, extractor hood, tiled floor, integrated fridge and freezer, integrated washing machine and dishwasher. PVCu double-glazed window to the front aspect and a composite entrance door. Oak door to the inner hall.

Inner hall

Stairs to the first floor, tiled floor, oak door to the WC and a door to the lounge.

WC

White suite incorporating a low level push flush WC, vanity wash hand basin, half tiled walls, tiled floor and an extractor fan.

Lounge 5.18m x 3.83m (17'0" x 12'7")

PVCu double-glazed French doors provide access to the rear garden, laminate floor, store cupboard and underfloor heating.

First Floor

Landing 2.85m x 1.67m (9'4" x 5'6")

Stairs to the second floor with an open timber balustrade, radiator and oak doors to rooms.

Bedroom 2 5.66m x 2.87m (18'7" x 9'5")

PVCu double-glazed windows to front and rear aspects, two radiators and laminate flooring.

Bedroom 4 3.02m x 3.83m (9'11" x 12'7")

PVCu double-glazed window to the rear aspect, radiator and an oak door to a store cupboard housing the boiler and hot water system.

Bedroom 3 3.02m x 3.83m (9'11" x 12'7")

Two PVCu double-glazed windows to the front and a radiator.

Bathroom 1.71m x 2.06m (5'7" x 6'9")

White suite incorporating a 'P'-shaped bath with shower over and glazed shower screen, vanity wash hand basin, low level unit housed push flush WC, tiled walls and floor, inset spotlights to the ceiling, extractor fan, shaver point and a feature towel rail/radiator.

Second Floor

Landing

Oak door to the master bedroom.

Master Bedroom 4.58m x 3.83m (15'0" x 12'7")

Radiator, dressing table area, store cupboard, dormer PVCu double-glazed window, access to the loft and an open recess to the dressing room.

Dressing Room 2.77m x 1.75m (9'1" x 5'9")

'Velux' window, radiator and an oak door to the en-suite.

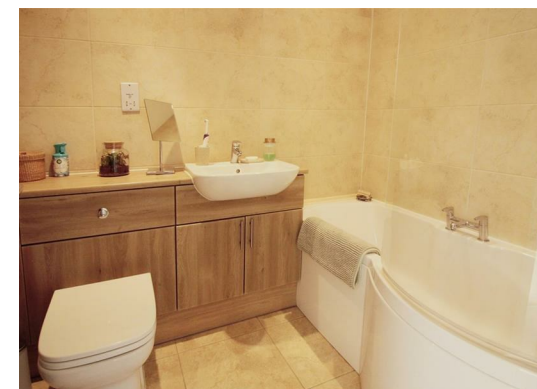
En-suite Shower Room 1.83m x 1.93m (6'0" x 6'4")

White suite incorporating vanity wash hand basin, shower cubicle, low level push flush WC, tiled walls and floor, extractor fan, 'Velux' skylight window, ladder radiator and inset spotlights.

Exterior

To the front of the property there is a small pebbled garden area and a driveway providing space for up to two cars and access to the integral single garage, which has an electronic roller door and personal door to the rear. At the rear of the property there is patio area, good size lawned garden, timber boundary fencing, further flagged patio and also the Air Source Heat Pump to the back of the garage.





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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