



Sandybank Avenue | Rothwell | LS26 0ER

£300,000

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

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**\*\*\*STUNNING HOME. ENVIABLE CORNER PLOT. SOUGHT AFTER LOCATION. MUST BE SEEN.\*\*\***

Offering a superb opportunity to purchase this immaculate home set in a desirable residential area on a corner plot. This exceptional property offers a comfortable and spacious living environment with unique features, such as parking, large enclosed garden, a single garage and EV charging facilities.

The residence boasts a neat layout with stylish interiors. It consists of one reception room, perfect for entertaining guests or enjoying peaceful, quiet evenings. The property also features a well-appointed kitchen/diner, offering space and efficiency for those who love to cook, and a wrap around conservatory porch to the side/rear.

On the first floor, the property accommodates two bedrooms with an office which could potentially facilitate a purpose built bed over the stairs bulkhead recess and a fabulous bathroom. The refined simplicity of the bedrooms offers the perfect canvas for personalisation.

One of the many impressive features of this house is its ideal location. The property benefits from excellent public transport links, so travelling around is not an issue. It's perfectly situated near excellent local schools, making it a great consideration for families. Additionally, it offers proximity to local amenities to cater for your day-to-day needs. With nearby parks and being in a sought-after location, future residents will have the perfect balance of convenience.

Providing gas central heating and PVCu double glazing, the home ensures a comfortable indoor climate through the seasons.

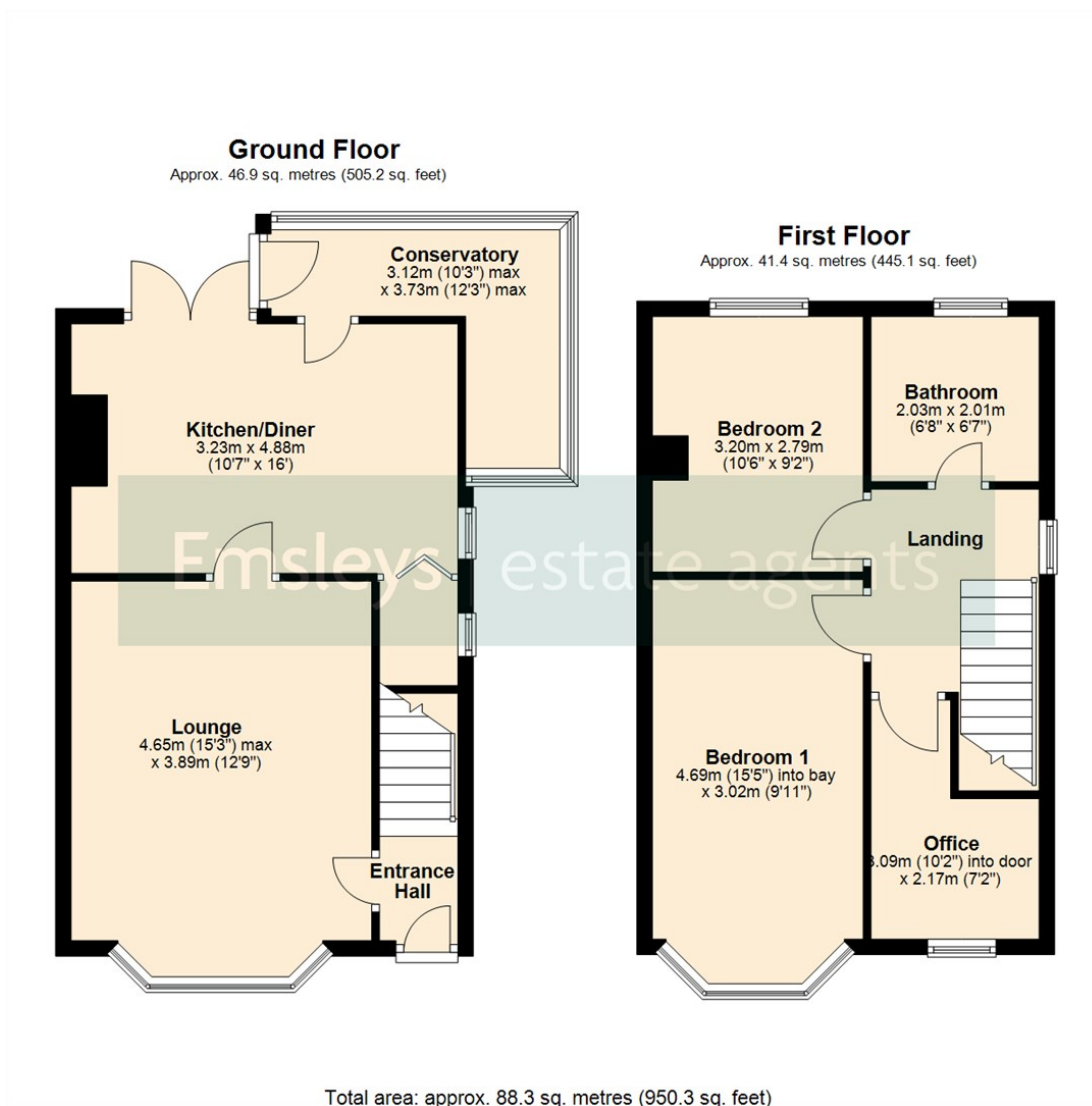
In conclusion, this stunning semi-detached house offers an incredible lifestyle opportunity in a strong community setting, where convenience and comfort align. An inspection is highly recommended to appreciate the potential this property offers.











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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