



Spibey Lane | Rothwell | LS26 0NW

£220,000

Two Bedroom Semi | EPC D | Council Tax B

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*** * * N O C H A I N * * * T W O B E D R O O M S E M I
BUNGALOW***PRIME LOCATION*****

This attractive semi-detached bungalow, presenting a fantastic opportunity for those seeking a comfortable and well-appointed home. This property is currently listed for sale and benefits from a sought-after location with ample green spaces and excellent public transport links.

The property is in good condition, with a host of unique features that set it apart. Enter this delightful home to find a welcoming kitchen, benefits from an abundance of natural light and includes a breakfast area. This is a functional and inviting space where you can enjoy morning meals and prepare your favourite dishes.

The reception room, bathed in light from large windows and enhanced by a charming fireplace. This is a fantastic space for both relaxation and entertaining, providing a warm heart to this property.

The property boasts two double bedrooms, offering plenty of space for furnishings to suit your taste. The bathroom features a three-piece suite, offering practicality and convenience.

Outside, the bungalow offers ample parking, a single garage, and a beautiful garden. Enjoy the privacy of your own outdoor space, ideal for those warmer months.

This property's unique features, such as the fireplace, garden, and parking facilities, contribute to its charm and appeal. It's a home that offers a blend of comfort and practicality, making it a perfect choice for prospective homeowners.

Thank you for considering this property. For any further details or to arrange a viewing, please do not hesitate to get in touch.

Kitchen/Breakfast Room 4.27m x 2.06m (14'0" x 6'9")

Fitted with ample wall and base units, contrasting worktop, built in oven, hob and extractor over, plumbed for washing machine, space for fridge, sink and drainer unit. central heating radiator, double glazed window to front and side, door to

Living Room 4.27m x 3.89m (14'0" x 12'9")

Having feature fire and surround, T.V point, central heating radiator, double glazed window, door to

Inner Hallway

Doors off, loft hatch

Bedroom 1 4.59m x 2.59m (15'1" x 8'6")

Double glazed window, central heating radiator, t.v point

Bedroom 2 2.84m x 3.23m (9'4" x 10'7")

Double glazed window to rear, central heating radiator

Bathroom 1.65m x 1.93m (5'5" x 6'4")

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

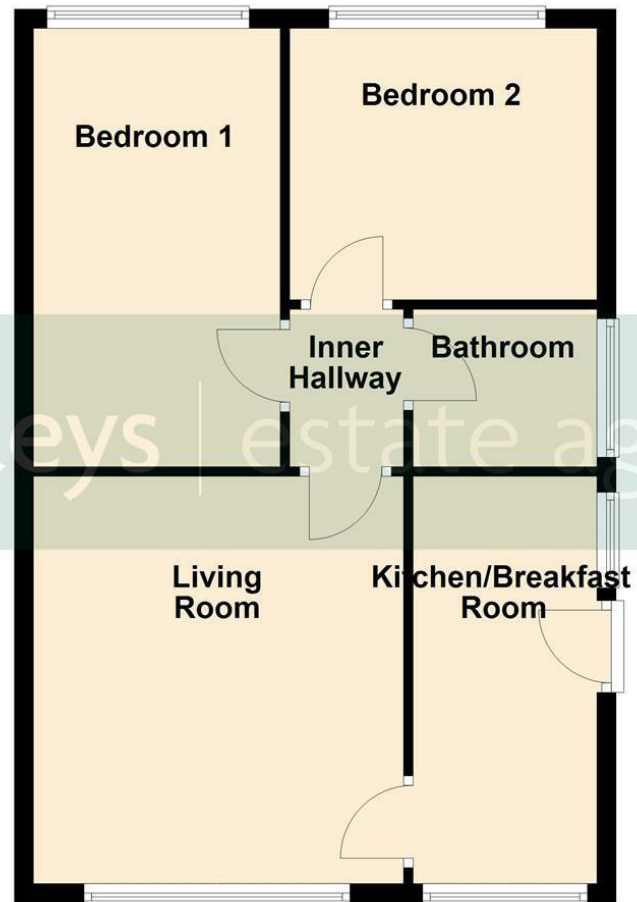
External

To the front is a neat and low maintenance garden, driveway leads to the detached garage with up and over door. The rear garden is private and enclosed with paved patio and established borders



Ground Floor

Approx. 53.5 sq. metres (576.4 sq. feet)



Total area: approx. 53.5 sq. metres (576.4 sq. feet)

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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