



Elmroyd | Rothwell | LS26 0BW

£220,000

Two Bedroom Semi Bungalow | EPC D | Council Tax C

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\*\*\*NO CHAIN\*\*\*IN NEED OF MODERNISATION\*\*\*TWO  
BEDROOM BUNGALOW\*\*\*DESIRABLE LOCATION\*\*\*

Introducing this semi-detached bungalow for sale, perfectly situated in a sought-after location with local amenities and nearby parks all within easy reach. Although the property is in need of renovation, it presents a fantastic opportunity for those willing to invest time and effort in creating their dream home.

Upon entry, you'll find a well-sized kitchen, flooded with natural light and ample dining space, awaiting your personal touch to become the perfect culinary hub. The reception room, complete with fireplace, offering a cosy setting for relaxation and entertaining.

There are two double bedrooms, the first of which benefits from built-in wardrobes, providing excellent storage options. A three-piece suite bathroom serves these bedrooms, providing practical facilities.

One of the unique features of this property is the inclusion of off-street parking, ensuring easy accessibility. Additionally, a single garage offers additional storage or parking space. The garden lies within the property's boundaries, providing a serene outdoor escape, ideal for those who appreciate outdoor living.

In summary, this property offers immense potential for those seeking to apply their personal stamp to a home. With its excellent location and unique features, this semi-detached bungalow is a rare find on the market. Please do not hesitate to contact us for more details or to arrange a viewing.

#### Kitchen 4.34m x 2.91m (14'3" x 9'7")

Having fitted wall and base units, space for cooker, plumbed for washing machine. Wall mounted central heating boiler, Double glazed window to the front and side.

#### Lounge 5.53m x 3.70m (18'2" x 12'2")

Feature fire and surround, T.V point, central heating radiator, double glazed window

#### Inner Hallway 2.21m x 1.09m (7'3" x 3'7")

#### Bedroom 1 4.34m x 3.70m (14'3" x 12'2")

Fitted wardrobes, central heating radiator, double glazed window.

#### Bedroom 2 3.22m x 2.91m (10'7" x 9'7")

Central heating radiator, double glazed window.

#### Bathroom 2.21m x 1.72m (7'3" x 5'8")

Three piece suite, bath sink and W.C. central heating radiator, double glazed window to the side

#### External

The the front is a established garden, driveway leads to the detached garage and the rear has great views over Rothwell Town. Flagged for low maintenance

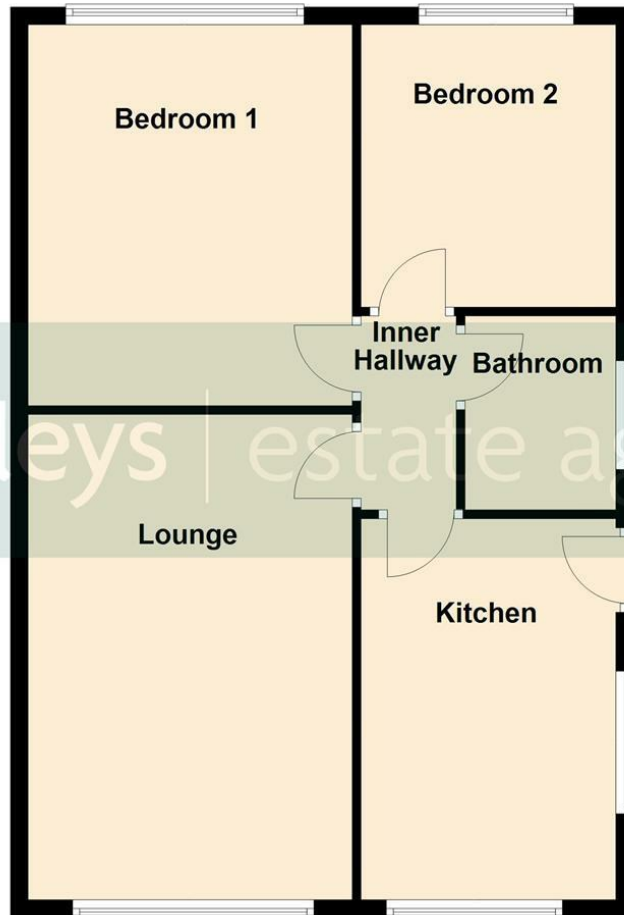






## Ground Floor

Approx. 66.8 sq. metres (719.6 sq. feet)



Total area: approx. 66.8 sq. metres (719.6 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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