



Wood Hill | Rothwell | LS26 0UN

Three bedroom semi | EPC D | Council Tax B

Offers Over
£250,000

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NO CHAINOPEN PLAN KITCHEN/DINING ROOM***CONSERVATORY***GREAT VIEWS***SOLAR PANELS***

Location sets it apart from the rest on the street, best location on the estate.

Presenting a remarkable opportunity to acquire a semi-detached house in a sought-after location, replete with a host of desirable features and amenities. This property is currently listed for sale and presents itself in an immaculate condition, ready to welcome new homeowners.

The open-plan kitchen is a standout feature of this property, providing a welcoming space that is bathed in natural light. It offers ample dining space, making it perfect for family meals or entertaining guests. Among the unique features of this property are a conservatory and a south-facing garden, which provide great views and a serene outdoor space.

The reception room, with its large windows and charming fireplace, creates a cosy but spacious living area. The room is ideal for both relaxation and entertainment, offering a comfortable environment to unwind in.

The property hosts a total of three bedrooms, two of which are spacious doubles, and the third being a comfortable single. The bedrooms have been tastefully designed to create a calming atmosphere perfect for relaxation. The house is furnished with a single bathroom equipped with a three-piece suite, offering a blend of practicality and luxury. The bathroom's elegant design complements the rest of the property's aesthetic, providing a serene personal space.

The property also includes parking space and a single garage, adding to its convenience.

Located close to public transport links, local amenities, and nearby schools, this property is ideal for first-time buyers and families. The location combines the best of suburban tranquillity with the convenience of urban living.

This property is a testament to tasteful design and practical living, offering a unique opportunity for potential homeowners.

Ground Floor

Porch 1.53m x 1.51m (5'0" x 4'11")

Entrance porch leads into:

Lounge 3.96m x 4.27m (13'0" x 14'0")

With a feature fire and surround, T.V point, central heating radiator, two double glazed windows, open stairs case leading to the first floor, door to:

Kitchen/Dining Room 3.20m x 4.27m (10'6" x 14'0")

Fitted with wall and base units, built in oven hob and extractor over, plumbed for washing machine and space for fridge freezer, sink and drainer unit, space for dining room table and chairs. double glazed window to the rear and side, door to:

Conservatory 3.16m x 4.27m (10'4" x 14'0")

A large conservatory with pitched roof making this a light and airy additional room. French doors to the rear and side entrance door.

First Floor

Landing 3.13m x 1.62m (10'3" x 5'4")

Double glazed window, loft hatch, doors to:

Bedroom 1 4.36m x 2.55m (14'4" x 8'4")

Double glazed window to front, door to storage cupboard housing the solar panel boiler, central heating radiator.

Bedroom 2 2.81m x 2.55m (9'3" x 8'4")

Double glazed window to the rear, central heating radiator.

Bedroom 3 2.18m x 1.62m (7'2" x 5'4")

Double glazed window to front, central heating radiator.

Bathroom 1.75m x 1.62m (5'9" x 5'4")

Comprising of a three piece suite with bath and shower over with glass screen, Vanity wash hand basin and low flush W.C, Tiled walls, central heating radiator and double glazed window.

External

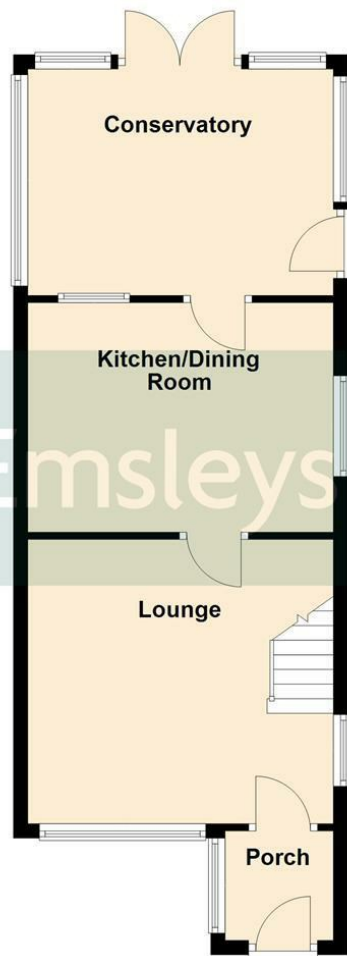
To the front is a lawn garden and driveway leading to the detached single garage. To the side is a paved patio and

garden shed. The rear is decked providing ample seating area to enjoy the open views.



Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.4 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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