



Oakwood Drive | Rothwell | LS26 0PN

£255,000

Three bedroom semi-detached | Council Tax Band C | EPC rating D

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\*\*\*THREE BEDROOM SEMI DETACHED. CLOSE TO AMENITIES. OPEN-PLAN KITCHEN/DINING ROOM\*\*\*

We are delighted to present to the market this immaculate semi-detached property. This stunning residence boasts an array of compelling features that set it apart, creating an ideal living space for families and couples alike.

The property features three beautiful bedrooms, two of which are spacious doubles with an abundance of natural light. The third bedroom is a cosy single room, perfect for a child's room or a home office. Each bedroom has been meticulously maintained, showcasing the overall pristine condition of the property.

At the heart of the home lies an open-plan kitchen, refurbished with modern appliances. The space is bathed in natural light, creating a warm and inviting atmosphere. The kitchen also offers a dedicated dining space, making it a perfect spot for family meals and entertaining guests.

The separate reception room is a grand focal point with large windows, providing a perfect space for relaxation and family gatherings.

Unique features such as a garage and a garden add to the charm of this property, underlining its family friendly credentials. The garden is a splendid outdoor space, ideal for those summer barbecues or simply enjoying a tranquil afternoon in the sun.

The location of the property is another significant advantage. It is closely located to public transport links, schools, local amenities and green spaces, offering a strong local community feel.

In conclusion, this property is a fusion of modern living within a traditional setting. Its immaculate condition and strategic location make it a desirable home for those looking to live in a vibrant community.

## Ground Floor

### Entrance Hall

Stairs to the first floor and doors to:

### Lounge 4.07m x 2.95m (13'4" x 9'8")

Feature electric wall mounted fire, T.V point, double-glazed window and a central heating radiator.

### Kitchen/Dining Room 3.68m x 4.95m (12'1" x 16'3")

A range of fitted wall and base units with a smart tiled splashback, stainless steel sink unit, built-in oven and a five ring gas hob with an extractor hood over, space for an American sized fridge/freezer and an under stairs storage cupboard with plumbing for a dishwasher. Laminated wood strip flooring, two double-glazed windows, radiator and double-glazed folding doors leading into the utility room.

### Utility 1.57m x 3.38m (5'2" x 11'1")

Plumbed for a washing machine, space for a tumble dryer, radiator, double-glazed window and a door leading to the garden.

## First Floor

### Landing

Double-glazed window and loft access.

### Bedroom 1 3.74m x 3.08m (12'3" x 10'1")

Double-glazed window and a radiator.

### Bedroom 2 3.59m x 3.08m (11'9" x 10'1")

Double-glazed window and a radiator.

### Bathroom 2.40m x 1.77m (7'10" x 5'10")

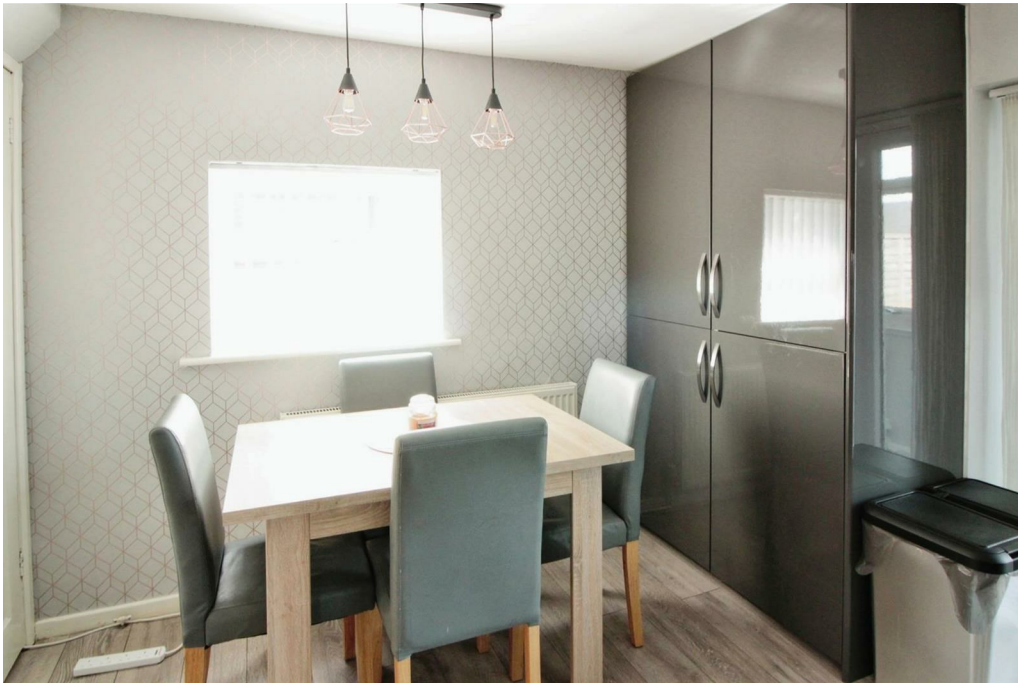
Modern suite comprising; a panelled bath with a shower attachment, wash hand basin, low level WC, tiled walls, chrome heated towel rail, inset spotlights and a frosted double-glazed window.

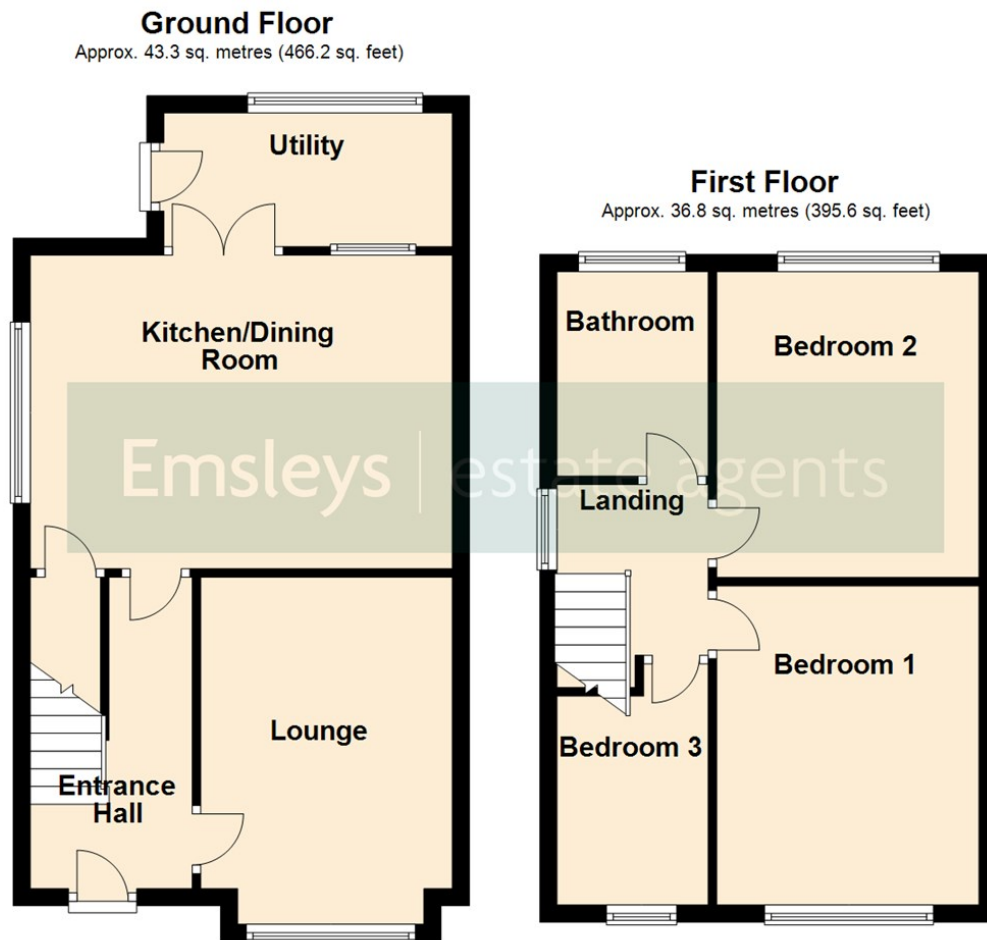
### Bedroom 3 2.45m x 1.77m (8'0" x 5'10")

Double-glazed window and a radiator.

## External

A rear garden laid mainly to lawn with a large patio area. A good sized garage with air conditioning, ideal for use as a home gym. Off-street parking for several cars.





Total area: approx. 80.1 sq. metres (861.8 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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