



Gainsborough Way | Stanley | WF3 4PH

Three bed mid town house | EPC C | Council Tax B

Offers Over
£170,000

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* * * T H R E E B E D R O O M M I D T O W N HOUSE***GARAGE***GREAT LOCATION***

We are delighted to present to the market this charming three-bedroom town house, nestled in a location that boasts excellent public transport links and a host of local amenities. The property is offered for sale and is in good condition, making it an ideal purchase for first-time buyers and families alike.

The property boasts a single reception room that is independent of the other areas, offering plenty of space for relaxation and entertaining. It is graced with large windows that flood the room with natural light and a characterful fireplace that brings a cosy ambience to the room.

The house includes a well-appointed fitted kitchen, providing everything needed for modern living. The kitchen is designed to cater to the needs of a busy family lifestyle, combining functionality with style.

The property offers three bedrooms; two double rooms and a single room. The master bedroom is a particularly attractive feature, offering generous proportions and built-in wardrobes, providing ample storage space. All bedrooms are served by a bathroom fitted with a three-piece suite, ensuring the morning rush is handled with ease.

Outside, the property shines with unique features such as a private garden, perfect for those warm summer evenings. There is also off-street parking available, as well as a single garage for additional storage or parking.

In summary, this is a home where every detail has been considered, resulting in a property that is as practical as it is appealing. Viewing is highly recommended to fully appreciate all that this home has to offer.

Ground Floor

Entrance Hall

Stairs to the first floor door to

Lounge 4.25m x 3.35m (13'11" x 11'0")

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

Dining Area 4.41m x 2.05m (14'6" x 6'9")

Doors lead into the dining room, central heating radiator and double glazed window, door to

Kitchen 3.42m x 2.13m (11'3" x 7'0")

Fitted with ample wall and base units, contrasting worktops, space for cooker point, plumbed for washing machine, space for fridge freezer, sink and drainer unit, double glazed window and side door.

First Floor

Landing 2.71m x 1.72m (8'11" x 5'8")

Bedroom 1 3.68m x 3.68m (12'1" x 12'1")

Double glazed window, central heating radiator and fitted wardrobes.

Bathroom

Comprising of a three piece suite with bath and shower over, low flush W.C, vanity wash hand basin, central heating radiator

Bedroom 2 3.60m x 2.46m (11'10" x 8'1")

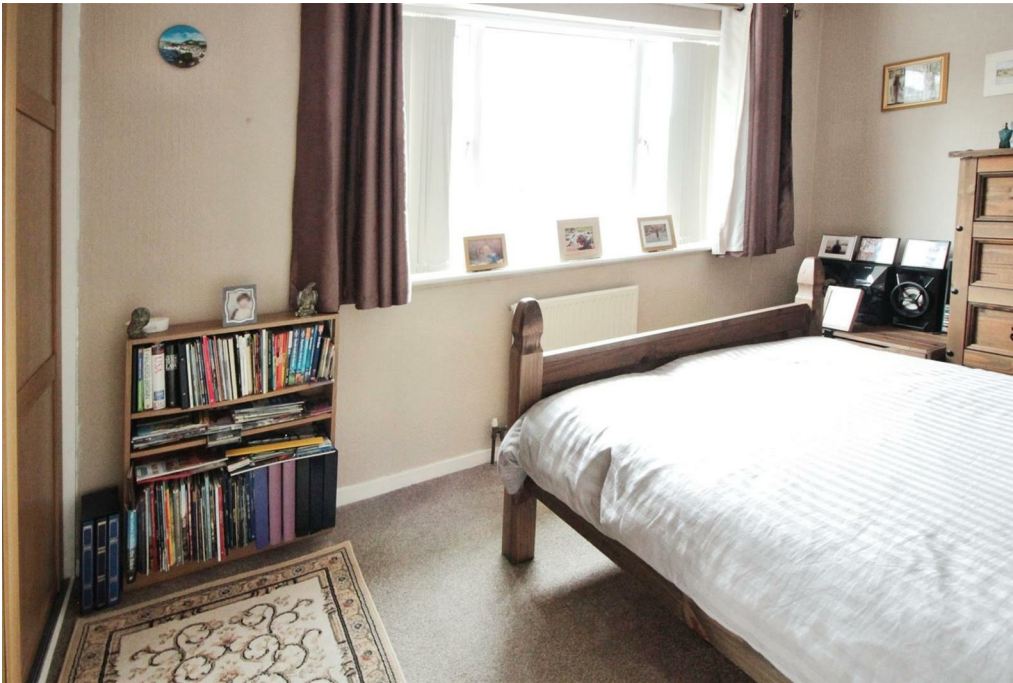
Double glazed window, central heating radiator

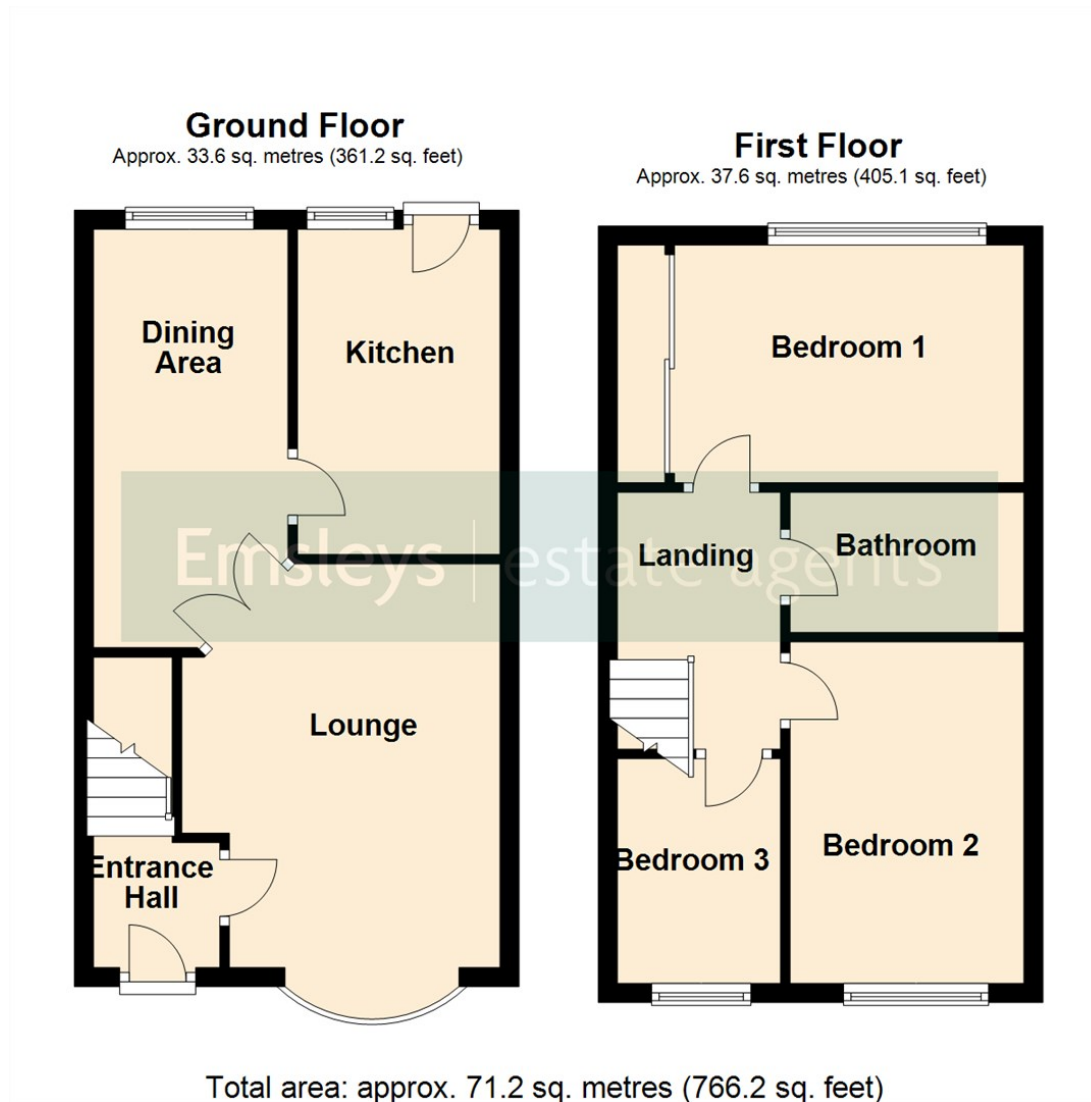
Bedroom 3 2.37m x 1.72m (7'9" x 5'8")

Double glazed window, central heating radiator

External

To the front is a neat lawn garden, shared steps and pathway. The rear is private and enclosed with a paved patio, lawn and garage.





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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