



Home Lea | Rothwell | LS26 0PP

£325,000

Four Bedroom Extended Semi | EPC TBC | Council Tax B

Emsleys | estate agents

*****FOUR BEDROOMS EXTENDED*** BEAUTIFULLY PRESENTED***EN-SUITE TO MASTER***OPEN PLAN LIVING*****

Presenting an immaculate four bedroom semi-detached house for sale, boasting a blend of character and contemporary design. The property is situated in a sought-after location, conveniently near public transport links, local amenities, nearby schools, and parks.

This elegant house features a tastefully designed open-plan reception room with fireplace, large windows offering ample natural light, and views of the garden. The room also provides direct access to a well-kept garden, perfect for entertaining and outdoor relaxation.

The house further benefits from an open-plan kitchen. This modern space is fitted with a kitchen island for extra workspace and includes a utility room. The kitchen is also bathed in natural light and incorporates a breakfast area, making it the ideal space for family gatherings. An added perk of this property is a ground floor W.C, enhancing the practicality of the house.

The property comprises four bedrooms set over three floors. The master bedroom on the top floor is a generous double, complete with an en-suite for added convenience. The second bedroom, also a double, features built-in wardrobes. Two additional single bedrooms provide ample space for a growing family or guests all on the first floor.

A stylish and spacious bathroom with a free-standing bath and a four-piece suite caters to all your needs.

Externally, the property is just as impressive, offering parking, and a serene, private garden. This home is ideally suited for families and offers a multitude of unique features that deliver a high standard of living. Experience the perfect blend of comfort, style, and convenience in one package.

Ground Floor

Entrance Hall

Double glazed entrance door, stairs to the first floor, door to:

Lounge/Dining Room 6.25m x 3.40m (20'6" x 11'2")

Double glazed window, central heating radiator, T.V point, fireplace, wooden floors, french doors to the rear door, open plan too;

Kitchen Area 2.58m x 3.51m (8'6" x 11'6")

Re-fitted kitchen with ample units, built in oven, hob and extractor over, integrated dishwasher, sink drainer, space for american fridge freezer, kitchen island, double glazed window, under stairs storage cupboard. Side entrance door.

Utility 1.13m x 1.87m (3'8" x 6'2")

Plumbed for washing machine and dryer, sink unit, wood floor door to;

WC

Low flush W.C, central heating radiator.

First Floor

Landing

Doors to:

Bedroom 3.06m x 3.44m (10'0" x 11'3")

Positioned to rear with built in storage cupboard, central heating radiator.

Bathroom

Four piece white suite, paneled bath with walk in shower cubicle, vanity wash hand basin and low flush W.C, Two double glazed windows to the rear and one to the side, central heating radiator.

Bedroom 3.09m x 2.54m (10'2" x 8'4")

Positioned to the front, double glazed window.

Bedroom 3.23m x 2.44m (10'7" x 8'0")

Positioned to the front, double glazed window.

Second Floor

Master Bedroom 4.41m x 4.30m (14'6" x 14'1")

Double glazed window, central heating radiator, open plan to:

En-suite Shower Room 3.11m x 1.68m (10'2" x 5'6")

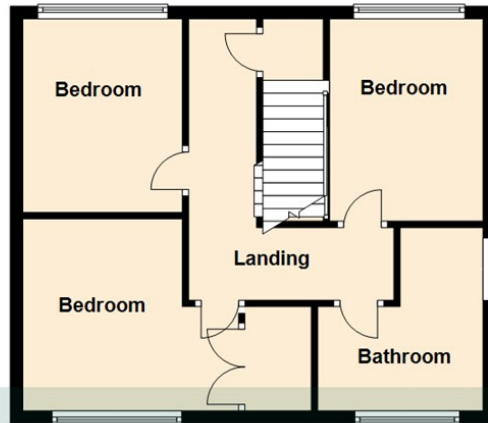
Walk in shower unit with glass screen, vanity wash hand basin and low flush W.C tiled floor, ladder rail, double glazed window to the rear.

External

To the front there is off street parking and a small lawn area, timber gates leads to the rear, with a good sized lawn garden and astro turf, with paved seating area.

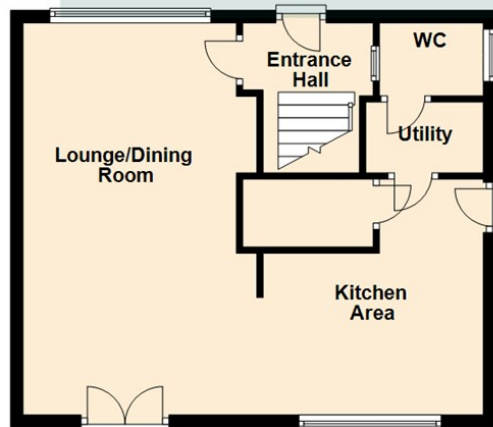


First Floor
Approx. 45.8 sq. metres (493.2 sq. feet)

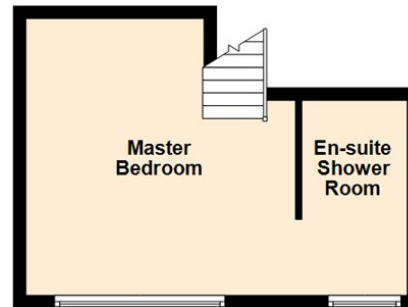


Emsleys | estate agents

Ground Floor
Approx. 55.1 sq. metres (593.0 sq. feet)



Second Floor
Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 123.5 sq. metres (1329.3 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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents