



Park Lane

Rothwell, Leeds, LS26 0EY

Signature by

Emsleys | estate agents

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VIDEO VIEWING AVAILABLE. ENVIABLE LOCATION. EXTENDED FAMILY HOME. BEAUTIFULLY PRESENTED. NO CHAIN.

A rare opportunity to purchase a truly remarkable family home. Set in a highly sought-after location this extended four bedroom semi-detached home briefly comprising hallway, three reception rooms having an open plan flow, extended breakfast kitchen with ground floor WC. The first floor has three bedrooms with family bathroom with staircase leading to a 4th loft bedroom. PVCu double glazing with gas central heating system. Set within superb grounds having well manicured front and rear gardens with drive providing ample off-road parking and access to a single garage which currently is useful for storage and split with a converted office to the rear. Easy access to M1/M62, Leeds centre and amenities. Call now 24 hours a day, seven days a week to arrange a viewing.

- STUNNING FAMILY HOME
- EXTENDED OFFERING EXCELLENT SIZE
- GARAGE OFFICE CONVERSION
- ENVIABLE LOCATION
- THREE RECEPTION ROOMS
- DELIGHTFUL GARDENS
- AMPLE PARKING
- EPC Rating D



Ground Floor

Hall

15'11" x 6'9" (4.85m x 2.06m)

PVCu double glazed entrance door with side PVCu double glazed frosted window. Wood flooring with stairs to first floor landing, single panel central heating radiator, under stairs storage and coving to ceiling.

Lounge

11'10" x 11'11" (3.61m x 3.63m)

PVCu double glazed bay window to front aspect with wood flooring, focal fireplace having a cast-iron coal effect gas fire with open recess to dining room. Double panel central heating radiator.

Dining Room

12'9" x 11'11" (3.89m x 3.63m)

Continuation of flooring from lounge with coving to ceiling, double panel central heating radiator and double glazed sliding patio doors to family room.

Family Room

16'2" x 9'10" (4.93m x 3.00m)

Two Velux double glazed windows with wood flooring and double panel central heating radiator. PVCu double glazed window to side aspect with bi-fold double glazed doors leading to rear garden.

Kitchen/Breakfast Room

15'3" x 9'2" (4.65m x 2.79m)

Having a range of light wood effect wall and base units with complimentary worksurfaces and splashback tiling and matching breakfast bar. Inset stainless steel 1 1/2 sink and drainer with mixer tap. Integrated five ring gas hob with stainless steel extractor overhead. Integrated double oven. Integrated fridge freezer with undercounter recess for dishwasher with plumbing. Under counter concealed space for washing machine with plumbing. PVCu double glazed window and rear entrance door. Loft hatch with coving to ceiling and downlighters.

WC

6'0" x 2'5" (1.83m x 0.74m)

Push flush WC with pedestal corner wash handbasin, half tiled walls with wall mounted Baxi boiler recently updated. Extractor fan.

First Floor

Landing

PVCu double glazed window to side aspect with coving to ceiling and doors accessing all rooms.

Bedroom

11'11" x 9'7" (3.63m x 2.92m)

Fitted wardrobes to one wall with PVCu double glazed window to front aspect, single panel central heating radiator and coving to ceiling.

Bedroom

9'4" x 10'1" (2.84m x 3.07m)

Fitted wardrobes to one wall with sliding mirror doors accessing with laminate flooring, coving to ceiling and PVCu double glazed window to rear aspect.

Bedroom

6'7" x 6'9" (2.00m x 2.06m)

PVCu double glazed window to front aspect with single panel central heating radiator and laminate flooring. Coving to ceiling.

Bathroom

8'9" x 6'8" (2.67m x 2.03m)

Comprising a single shower enclosure with a straight panelled bath and mixer tap over. Pedestal wash and basin and push flush WC. Chrome central heated towel warmer with downlights to ceiling and coving. PVCu double glazed frosted window.

Loft

Bedroom

15'8" x 14'0" (4.78m x 4.27m)

Two Velux double glazed windows and single panel central heating radiator.

Exterior

To the front is a well manicured laid to lawn garden with a hedge boundary. A block paved driveway provides ample parking for up to 3 cars and leads onto the single detached garage at the rear. The garage has been split into two and easily can be reversed, currently having storage to the front with up and over door and a converted office to the rear with electric heating and two double glazed wooden windows. The rear garden is superbly landscaped with two levels. The first level is flagged with a retaining wall and steps onto the second level which is mainly laid to lawn having a good degree of privacy and well maintained.







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