



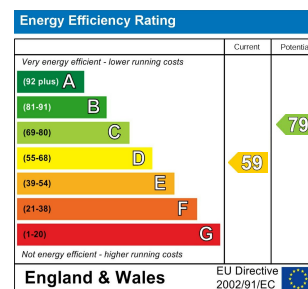
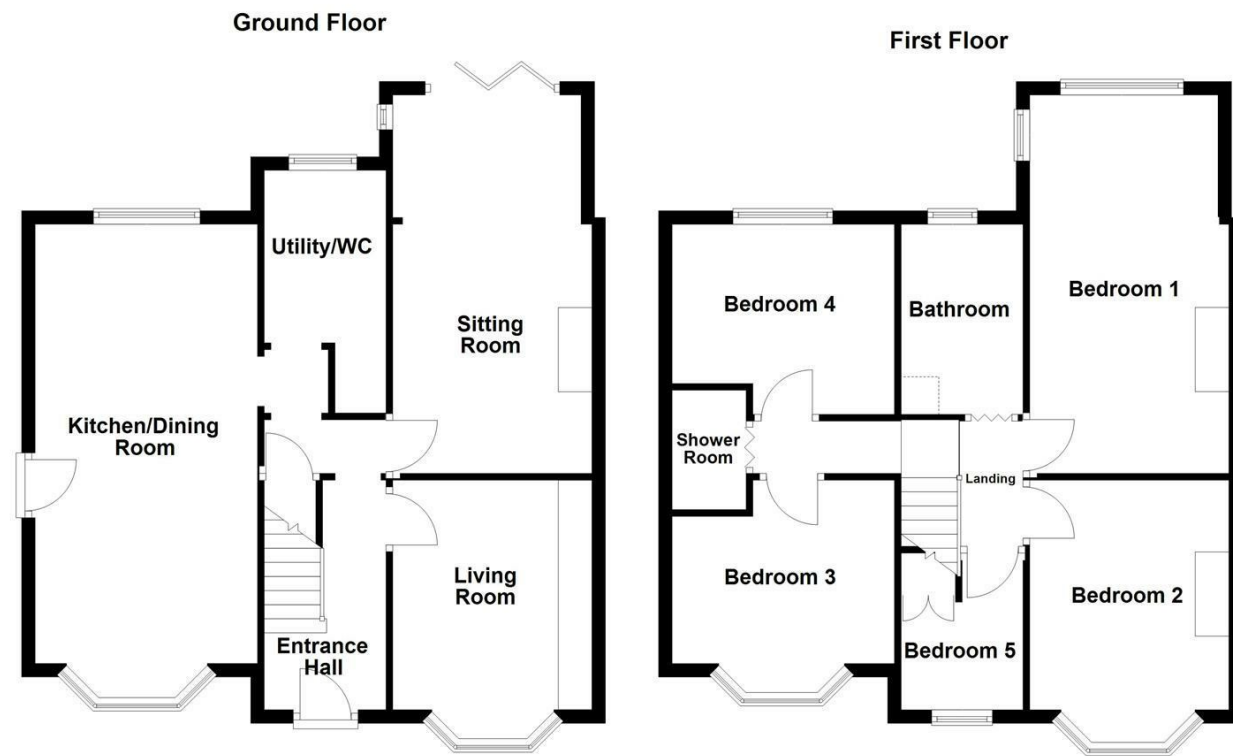
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**276 Wood Lane, Rothwell, Leeds, LS26 0PW**

**For Sale Freehold £395,000**

Situated in the sought after town of Rothwell is this deceptively spacious, extended five bedroom semi detached home. Offering well proportioned accommodation throughout, including generous reception space, a modern fitted kitchen, bathroom and separate shower room, this impressive property is not to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage, and access to the living room, sitting room, utility/w.c. and the kitchen diner. The kitchen diner provides side access, while the sitting room features a set of bi-folding doors opening onto the rear garden, creating an excellent space for family living and entertaining. To the first floor, the landing provides access to five good sized bedrooms, a family bathroom, and a separate shower room, offering flexible accommodation ideal for larger families. Externally, the front garden is designed for low maintenance and is predominantly paved and block paved, providing off road parking for at least three vehicles. Boundary fencing and a timber gate offer both privacy and access. The rear garden is also low maintenance, incorporating paved, block paved, and concrete areas which provide additional off road parking and a generous patio area ideal for outdoor dining and entertaining. The garden also offers access to a garage and benefits from space and plumbing for a hot tub. Fully enclosed by a combination of walling and timber fencing, the garden is ideal for children and pets, with the added benefit of an electric roller gate providing secure side access.

Rothwell is a highly desirable location, ideally positioned between Leeds and Wakefield, making it an excellent choice for commuters. The area benefits from good schools, shops, and public houses within walking distance, as well as excellent transport links including local bus routes, tram routes, and a train station less than two miles away. The M1 motorway is also only a short distance away for those commuting further afield.

A full internal inspection is essential to fully appreciate the size, versatility, and quality of accommodation on offer. An early viewing is highly recommended to avoid disappointment.

**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glass panel with decorative wall panelling, central heating radiator, staircase to the first floor landing with useful understairs storage, and doors providing access to the living room, sitting room, and opening through to the kitchen dining room and utility/w.c.

### LIVING ROOM

13'2" (max) x 9'8" (min) x 3'11" (4.02m (max) x 2.96m (min) x 1.21m)

A UPVC double glazed bay window to the front elevation, a central heating radiator, and a media wall with a built-in electric fireplace with live flame effect.



### SITTING ROOM

18'2" (max) x 10'8" (min) x 9'2" (5.56m (max) x 3.27m (min) x 2.80m)

A central heating radiator, a UPVC double glazed window to the side elevation, a decorative fireplace with tiled hearth and surround, and a set of bi-folding doors opening onto the rear garden.

### UTILITY/W.C.

11'11" (max) x 8'4" (min) x 5'10" (3.65m (max) x 2.55m (min) x 1.80m)

A UPVC double glazed window to the rear elevation, modern base units with wooden work surfaces, a stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, and a low flush WC.

### KITCHEN DINER

23'9" (max) x 10'10" (min) x 3'3" (7.24m (max) x 3.32m (min) x 1.00m)

A range of modern wall and base units with granite work surfaces, incorporating a 1.5 sink and drainer with mixer tap, a four ring induction hob, integrated oven, and space for an American-style fridge freezer. UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the rear, a composite side door with frosted glass panel and a central heating radiator.



### FIRST FLOOR LANDING

Loft access and doors leading to five bedrooms, the house bathroom, and the shower room.

### BEDROOM ONE

18'3" (max) x 10'8" (min) x 9'6" (5.58m (max) x 3.27m (min) x 2.90m)

Two UPVC double glazed windows, one to the rear elevation and one to the side elevation, along with a central heating radiator.



### BEDROOM TWO

13'9" (max) x 10'9" (min) x 5'10" (4.20m (max) x 3.30m (min) x 1.80m)

A UPVC double-glazed bay window to the front elevation and a central heating radiator.



### BEDROOM THREE

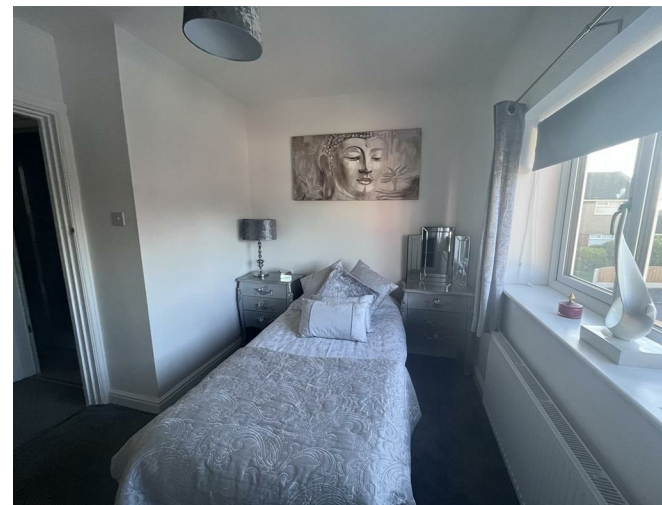
11'8" (max) x 10'9" (min) x 3'3" (3.57m (max) x 3.30m (min) x 1.00m)

A UPVC double-glazed bay window to the front elevation and a central heating radiator.

### BEDROOM FOUR

10'11" (max) x 8'10" (min) x 7'4" (3.33m (max) x 2.70m (min) x 2.25m)

A UPVC double-glazed window to the rear elevation and a central heating radiator.



### BEDROOM FIVE

8'1" (max) x 6'5" (min) x 5'10" (2.48m (max) x 1.97m (min) x 1.80m)

A UPVC double glazed window to the rear elevation, a central heating radiator, and a useful storage cupboard.

### BATHROOM/W.C.

9'0" (max) x 5'8" (min) x 3'9" (2.75m (max) x 1.75m (min) x 1.15m)

An extractor fan, central heating radiator, fitted storage cupboard, frosted UPVC double glazed window to the rear elevation, low flush WC, wash basin and a tiled-in bath with mixer tap and mains-fed overhead shower with shower head attachment and glass shower screen, with full tiling.



### SHOWER ROOM/W.C.

5'8" x 3'8" (1.75m x 1.12m)

An extractor fan, built-in wash basin with mixer tap, and a shower cubicle with mains-fed overhead shower, shower attachment, glass shower screen, and full tiling.

### OUTSIDE

To the front of the property is a low maintenance garden, predominantly paved, with a block paved driveway providing off road parking for at least three vehicles. Timber fencing and wall boundaries enclose the area, with both single and double timber gates providing access. The rear garden is also low maintenance, incorporating stone paving, walkway paving, and concrete patio areas, ideal for outdoor dining and entertaining. A further driveway leads to a single detached garage, with additional space and plumbing suitable for a hot tub. The garden is fully enclosed by walls and timber fencing, with an electric roller gate providing side access.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.