



MIDDLETON AVENUE,
ROTHWELL, LS26 0SE
£150,000

2 Bedroom House

LINLEY &
SIMPSON

ATTENTION INVESTORS and FIRST TIME BUYERS! Available for sale with NO ONWARD CHAIN is this semi-rural, two-bedroom terraced house in Rothwell. This deceptively large house is on a quiet street, surrounded by fields and countryside in an idyllic Yorkshire setting. Benefitting from two double bedrooms, kitchen/ diner and a garden it will not be available for long.

Rothwell is a quiet, market town in West Yorkshire boasting all the amenities one could ever need. Located between two West Yorkshire hubs: Leeds and Wakefield, Rothwell is a great choice for commuters with immediate access onto the motorways. There is a bustling town centre with a wide range of shops and services and fantastic transport links. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feel in a historic Yorkshire town like Rothwell! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

Ground Floor

Entrance

Main entrance into the property is into the living room at the front and there is a rear external porch for access externally at the rear.

Living Room

The front of the ground floor is the house living/ sitting room which is a lovely room with a front facing window which floods the room with natural light. This is a large room and provides exceptional internal space.

Kitchen/ Dining Room

The kitchen/ diner is a fantastic, large, family room at the rear of the house on the ground floor. There are ample wall and base units and the kitchen has been looked after by the current owners. There is access at the rear of the house to the rear externally built porch leading to the rear garden. From the kitchen there are views over the garden and beyond that rolling fields.

Cellar

Accessed from the kitchen there is a staircase which leads to the traditional half-cellar which is a very handy storage space.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom above the living room (and as such occupies an equally impressive floor space).

Bedroom Two

The second bedroom is also located on the first floor and is another double bedroom which also has a lovely view over the garden and the fields to the rear like the kitchen aspect. There is a built in wardrobe within the second bedroom too.

House Bathroom

The house bathroom is also on the first floor and is a three-piece suite including a full sized bath, hand basin and toilet with floor to ceiling tiles around the bath.

External

At the front of the house there is a traditionally sized front yard which is typical for a house of this period. And to the rear there is a well-established garden which is mostly laid to lawn with fantastic views over the rear wall.



Middleton Avenue, Rothwell, Leeds, LS26

Approximate Area = 939 sq ft / 87.2 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 717173

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			90
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			56
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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