



7 Wood Close, Rothwell, Leeds, LS26 0UL

A deceptively spacious, extended, semi-detached house set in a generous plot which we believe to be one of, if not, the largest in the street. Having four bedrooms and a fabulous outdoor space to the rear it would make an ideal family home and a viewing is essential to fully appreciate everything this property has to offer.

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Asking Price: £360,000



General Remarks

Ideally situated in a quiet cul-de-sac in a highly popular residential area this four-bedroom semi-detached house has been extended and offers spacious living accommodation. The property is tastefully decorated throughout with highly practical LVT flooring to the ground floor.

The ground floor accommodation comprises; - spacious living room with media wall, open plan staircase to the first floor and understairs storage, large dining kitchen with French doors to the rear garden.

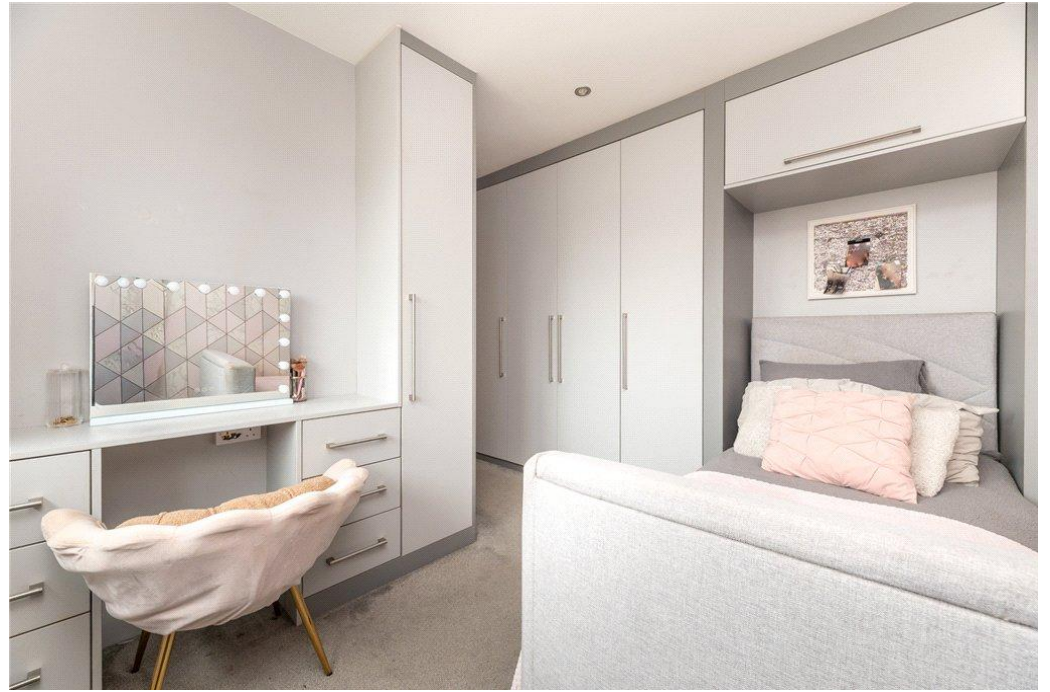
The well-appointed kitchen has fitted wall and base units, plenty of worktop space and integrated appliances -include- hob, double oven and dishwasher.

On the first floor there are four bedrooms, three have fitted wardrobes and the fourth has a storage cupboard. The family bathroom (wet room) has a shower, free standing bath, WC and wash basin. The landing provides access to a part-boarded loft which has fitted lighting, ladder and offers a useful additional storage space.

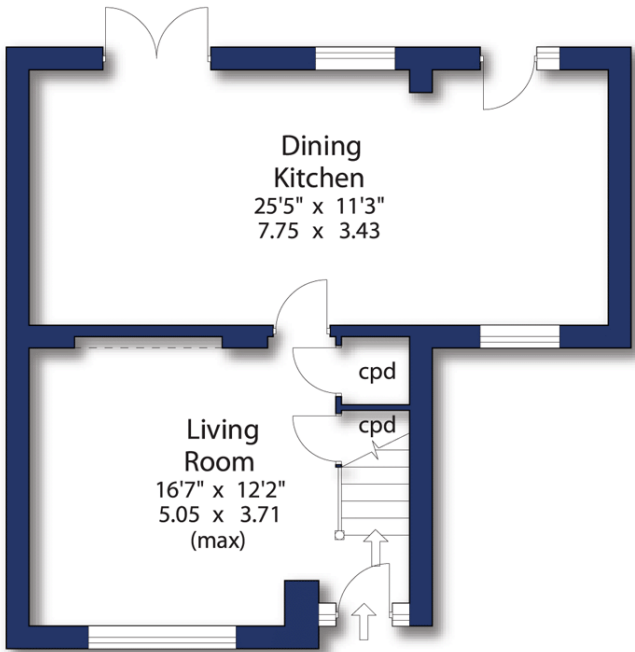
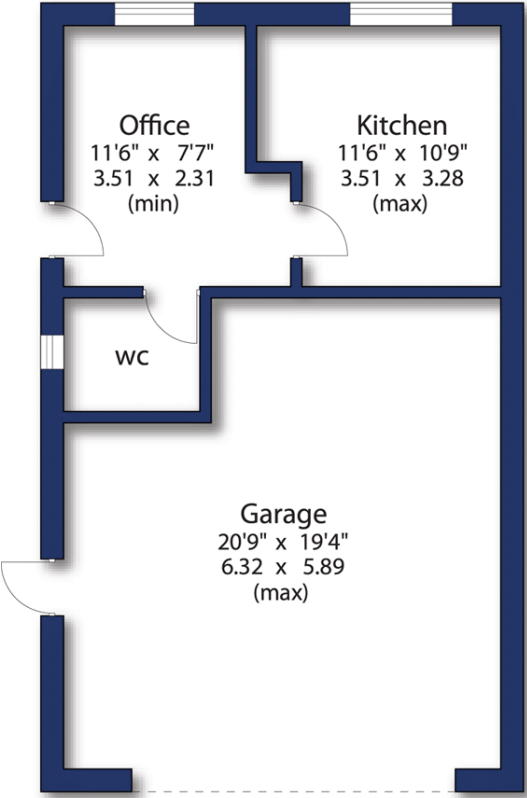
Externally, to the front of the property there is ample off-street parking, the generous rear garden is fully enclosed mainly laid to lawn with a decked area and generous patio which provide the perfect space for relaxing or enjoying a barbecue. Completing this fabulous outdoor space is a larger than average double garage which has been thoughtfully remodelled to retain the garage to the front with an electric door, plumbing for a washing machine and fitted alarm system and to the rear there is an office, kitchen and WC which would be suitable for a wide variety of different uses.



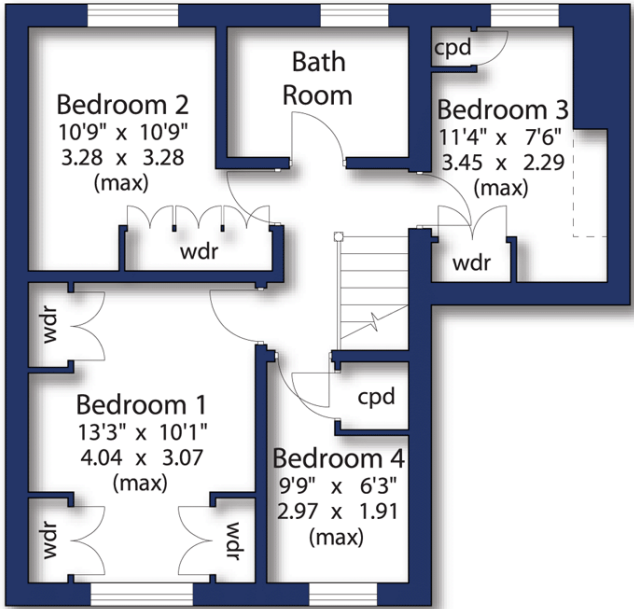




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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