

Reeds Rains

The Estate Agent

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The Canter, Middleton, Leeds

£125,000

Rothwell
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STAMP DUTY FREE FOR FIRST TIME BUYERS

Modern three bedroom semi detached house
Popular residential estate
Gas fired central heating
UPVC sealed unit double glazing
Ample car standing, detached brick garage
Range of units to the kitchen
Cul-de-sac position
Garden areas to front and rear
Viewing recommended

Ground Floor

Entrance Hall

Double glazed entrance door, single panel radiator, stairs off to first floor.

Cloakroom/WC

White suite comprising low level flush WC and corner wash hand basin, tiled splashbacks, single panel radiator.

Lounge 16'0" x 10'10"

Feature fireplace with living flame gas fire. Double panel radiator, storage cupboard off understairs, shaped archway through to;

Dining Room 9'3" x 7'7"

Double panel radiator, UPVC sealed unit double glazed sliding patio door provides access to the rear garden. Laminate floor, shaped archway through to;

Kitchen 9'3" x 6'5"

Range of units incorporating an inset stainless steel single drainer sink unit within single base cupboard, three single base cupboard and drawer units, four ring gas hob, electric oven, canopied hood, one double and two single suspended wall cupboards, tiled surround, laminate floor, plumbing facility for automatic washing machine, wall mounted Baxi gas boiler.

First Floor

Landing

Single panel radiator, access to roof space.

Bedroom One (Front) 14'4" x 8'9"

Single panel radiator, airing/cylinder cupboard

Bedroom Two (Rear) 10'7" x 7'3"

Single panel radiator.

Bedroom Three (Rear) 7'4" x 6'9"

Single panel radiator.

Bathroom

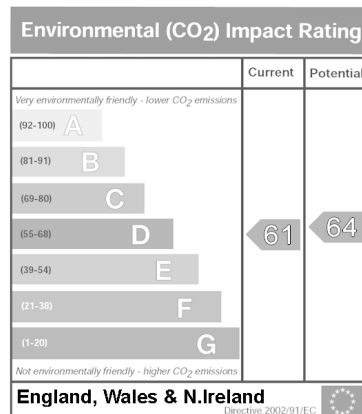
White suite comprising rectangular panelled bath with mixer taps and shower, pedestal wash hand basin, low level flush WC, tiled surround, single panel radiator, Vectaire extractor fan.

Outside

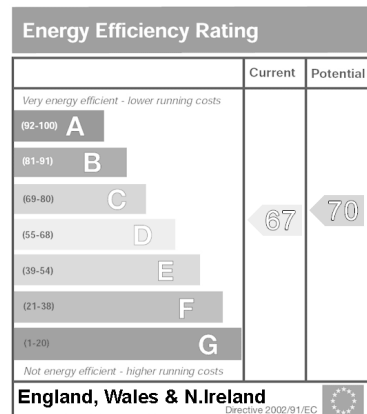
To the front of the property there is an open plan lawned garden. A driveway provides ample car standing space and access to the rear, where there is a detached brick garage having metal up and over door. At the rear of the property there is a lawned garden behind timber boundary fencing.

Directions

From our Rothwell office turn right onto Marsh Street and proceed forward for 3/4 mile and continue forward through the traffic lights onto Thorpe Lower Lane. Pass under the M1 flyover and at the next T-junction turn right onto Middleton Lane and after a further 800 yards take a first right hand turning onto Towcester Avenue. Thereafter take a first left hand turning onto Martingale Drive and a first right onto The Canter. The property No 38 will be found on the right hand side being indicated by the Reeds Rains For Sale Board.



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



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.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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