



Rookwood Avenue | Osmondthorpe | LS9 0NW

£200,000

Three Bedroom Semi Detached House | Council Tax Band A | EPC rating TBC

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**\*\*\*THREE BEDROOM SEMI DETACHED HOUSE \* OFF-ROAD PARKING!\*\*\***

Presenting this well-maintained semi-detached house, perfectly positioned for those seeking convenient access to public transport links, reputable nearby schools, and a host of local amenities. This property is presented in good condition with PVCu double-glazing and gas central heating with a replaced boiler in 2025 (with 10 years warranty, subject to terms) and offers an excellent opportunity for first time buyers or investors alike.

The home comprises a welcoming reception room, featuring an elegant laminate floor and a charming fireplace, creating a warm and inviting atmosphere—ideal for relaxing or entertaining guests. The property further benefits from a modern kitchen with integrated appliances and a dedicated dining space, offering both practicality and style for family meals or casual dining. This opens to a sun room with a tiled floor - ideal for pets or pushchairs!

The accommodation includes three bedrooms. Two generously sized double bedrooms (both with wardrobes included) provide comfortable retreats, while a third single bedroom offers versatility - ideal for a guest room, nursery, or a home office as required.

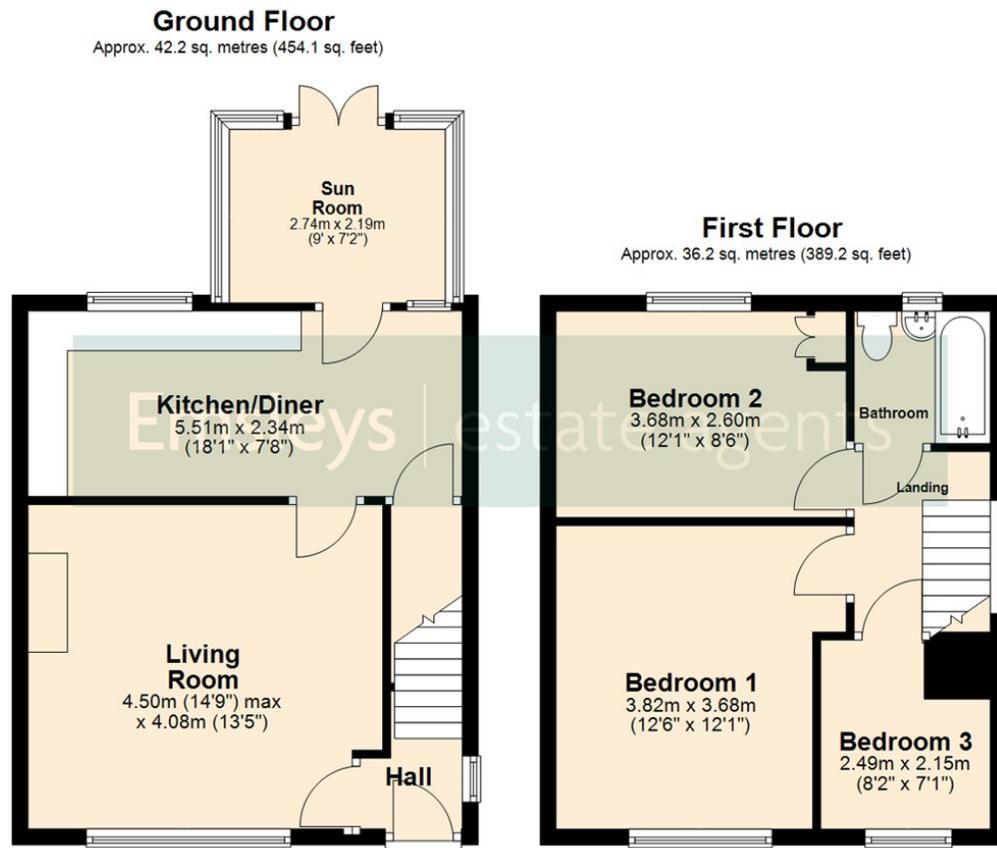
Externally, the property is enhanced by the inclusion of parking, providing valuable off-street convenience for residents or visitors. The private garden at the rear and side affords an ideal outdoor space for children to play, gardening enthusiasts, or for alfresco dining during the warmer months.

With its attractive combination of well-proportioned interiors, appealing features, and prime location close to key amenities, this semi-detached house represents a superb purchase opportunity. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

**\*\*\* Call now to arrange your viewing \*\*\***







Total area: approx. 78.3 sq. metres (843.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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