



Swithens Lane | Rothwell | LS26 0BS

£475,000

Three bedroom detached | Council Tax Band F | EPC Rating TBC

Emsleys | estate agents

***** RARE OPPORTUNITY. FABULOUS PLOT. CLOSE TO AMENITIES. DOUBLE GARAGE. DEMAND EXPECTED TO BE HIGH.*****

Just on the end of Swithens Lane overlooking fields to the side is this exceptional stone detached house which presents a rare opportunity for discerning buyers. With a generous plot, this property boasts ample space both inside and out, making it ideal for families or those who enjoy entertaining.

The home features two inviting reception rooms, perfect for relaxing or hosting guests. The kitchen provides a functional space for culinary pursuits, while the three comfortable bedrooms offer a peaceful retreat at the end of the day. With two bathrooms which have been updated, including a convenient WC and utility room the layout is designed to accommodate modern living with ease.

One of the standout features of this property is the extensive parking available for up to seven vehicles including the double garage, ensuring that you and your guests will never be short of space. The large plot surrounding the house offers potential for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

This property is not just a house; it is a home that promises comfort, convenience, and a lifestyle that many aspire to. With its prime location and impressive features, this is an opportunity not to be missed. We invite you to explore the possibilities that await in this delightful residence. Call now to arrange your viewing.







Total area: approx. 163.6 sq. metres (1760.9 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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents