



Second Avenue | Rothwell | LS26 0JU

£175,000

Three bedroom mid-terrace | Council Tax Band A | EPC Rating C

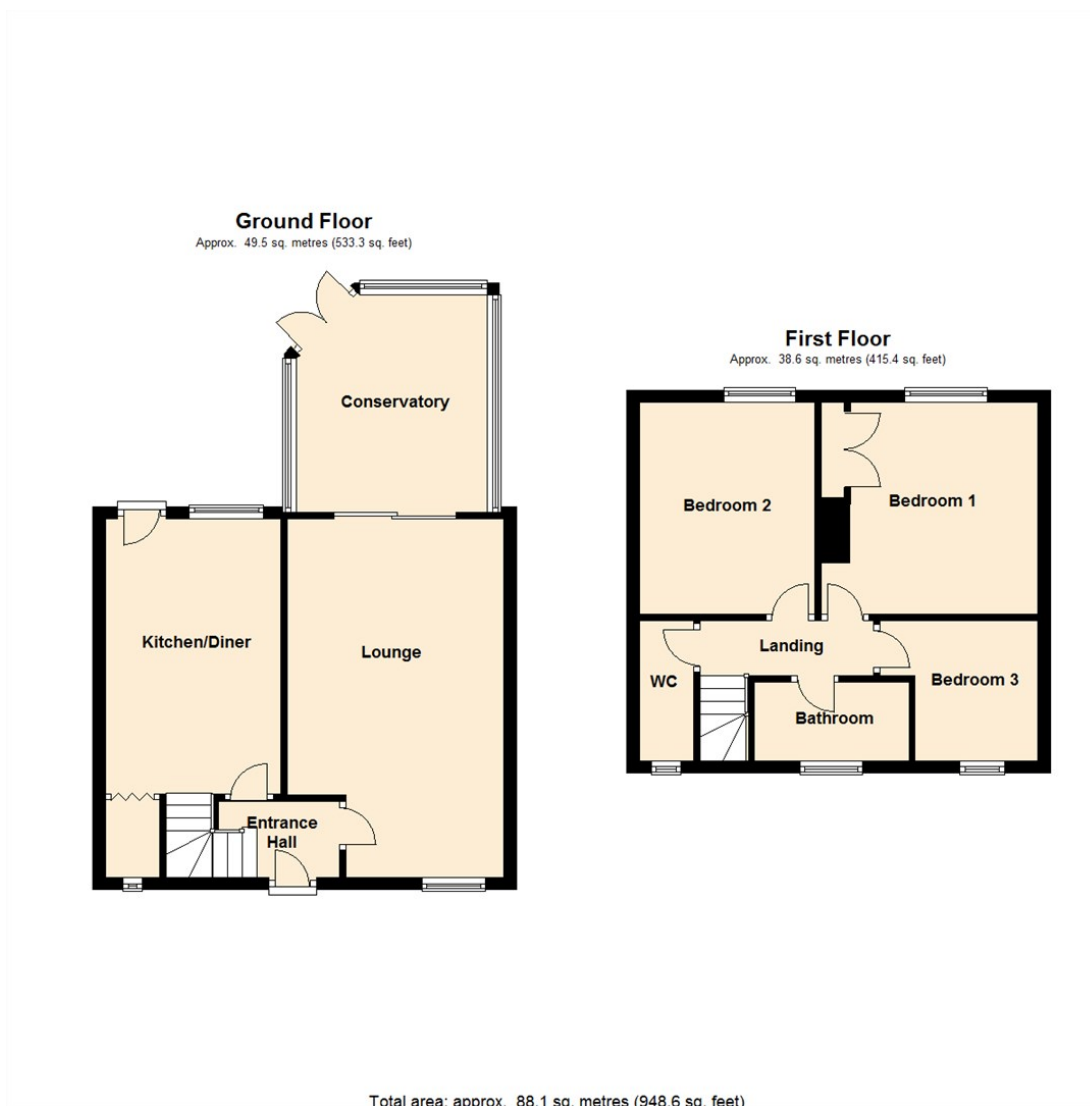
Emsleys | estate agents

CLOSE TO AMENITIES. WELL PRESENTED. LARGE GARDEN. OFF ROAD PARKING.

An ideal first time buyer opportunity is available with this spacious and well kept three bedroom mid-terrace property. Situated just off Leeds Road and benefiting from good transport links to the M1/M62 motorway network as well as easy access to local shops and amenities in Rothwell town centre. The property has designated off-road parking for one vehicle and a large lawned garden with patio seating area. Internally the property comprises entrance hall, kitchen/diner, cloakroom, lounge, conservatory, first floor landing, WC, bathroom and three bedrooms. An internal inspection is highly recommended to appreciate the size of the property on offer. A variety of local amenities are within easy reach, including supermarkets, independent shops, pubs, restaurants and leisure facilities. Families are also well served by highly regarded local schools, while nearby golf, health spa and sports facilities further enhance the appeal of the area. Modern, spacious and offering exceptional outdoor space, this is a property that genuinely stands out from the crowd. Suited to a variety of buyers, this is a fantastic opportunity to secure a stylish home with long-term appeal. Call now to arrange your viewing.







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