



Rutland Close | Woodlesford | LS26 8LL

£200,000

Three bedroom terrace | Council Tax Band B | EPC Rating D

Emsleys | estate agents

VACANT POSSESSION. NO CHAIN. POPULAR LOCATION. GARDEN TO FRONT & REAR.

A charming terrace nestled away in good condition and has been carefully maintained to provide a comfortable and welcoming living space.

The dwelling benefits from a single, spacious reception room, ideal for entertaining or family time. This living space is complemented by a large kitchen/diner, offering all the necessities needed for modern living.

This house boasts three bedrooms, offering ample space for a growing family or for guests. Additionally, there is a family shower room that completes the accommodation. One of the unique features of this property is its beautiful garden to the rear with further front garden.

The property also provides gas central heating and PVCu double glazing, ensuring a warm and energy-efficient environment. Another advantage of this property is that it comes with vacant possession and no onward chain, allowing for a potentially smooth and quick transition for the new owners.

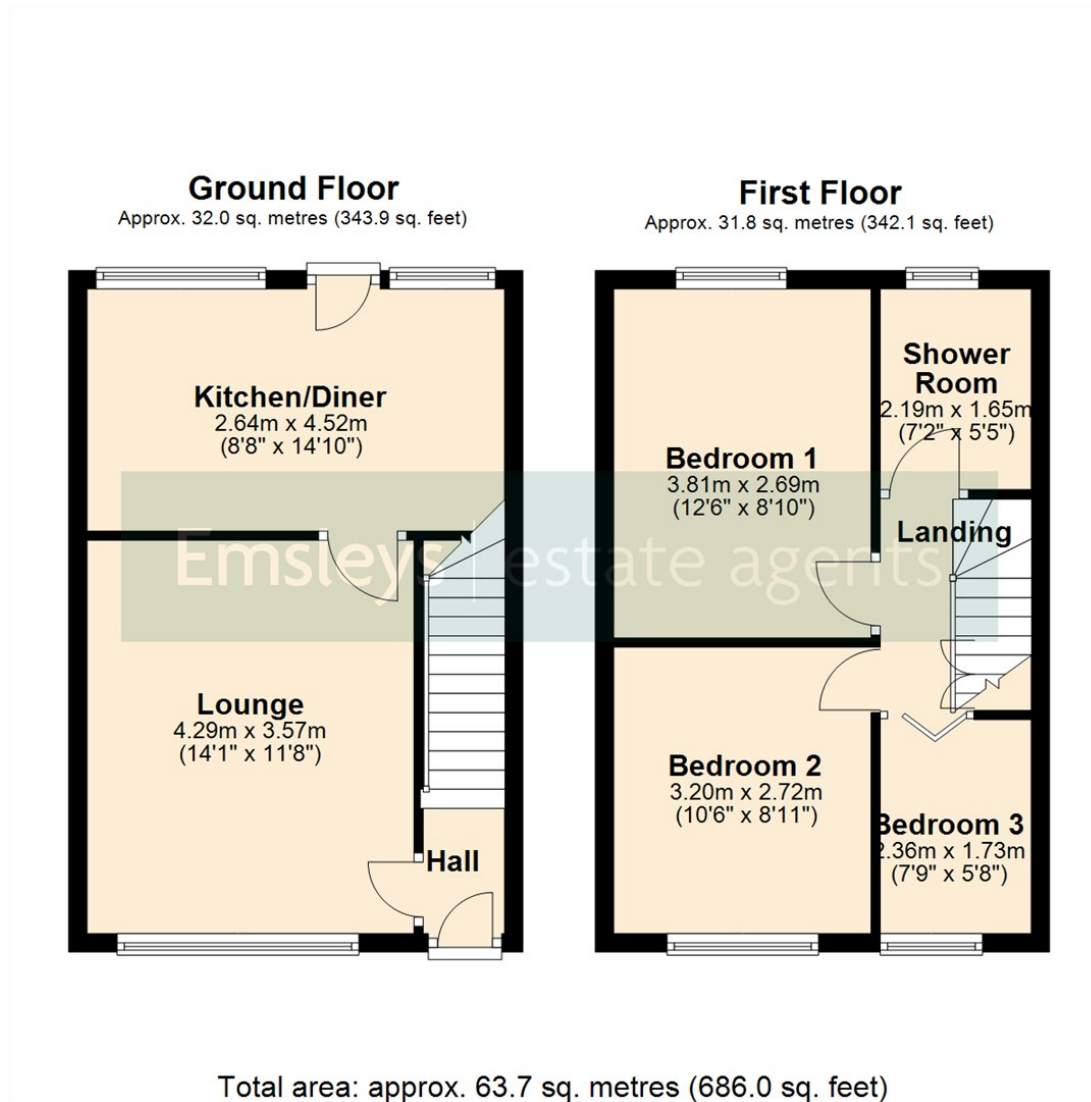
Location-wise, this house is ideally situated with local amenities close at hand.

Moreover, its proximity to nearby schools makes it a great option for families, and close proximity to Woodlesford Railway Station.

In summation, this three-bedroom terraced house offers a great opportunity for those seeking a well-maintained and conveniently located property. It is not just a house, but a home waiting to be filled with new memories. We invite you to arrange a viewing at your earliest convenience.







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