



Knavesmire | Rothwell | LS26 0GW

£200,000

Two bedroom end terrace | Council Tax Band B | EPC Rating D

Emsleys | estate agents

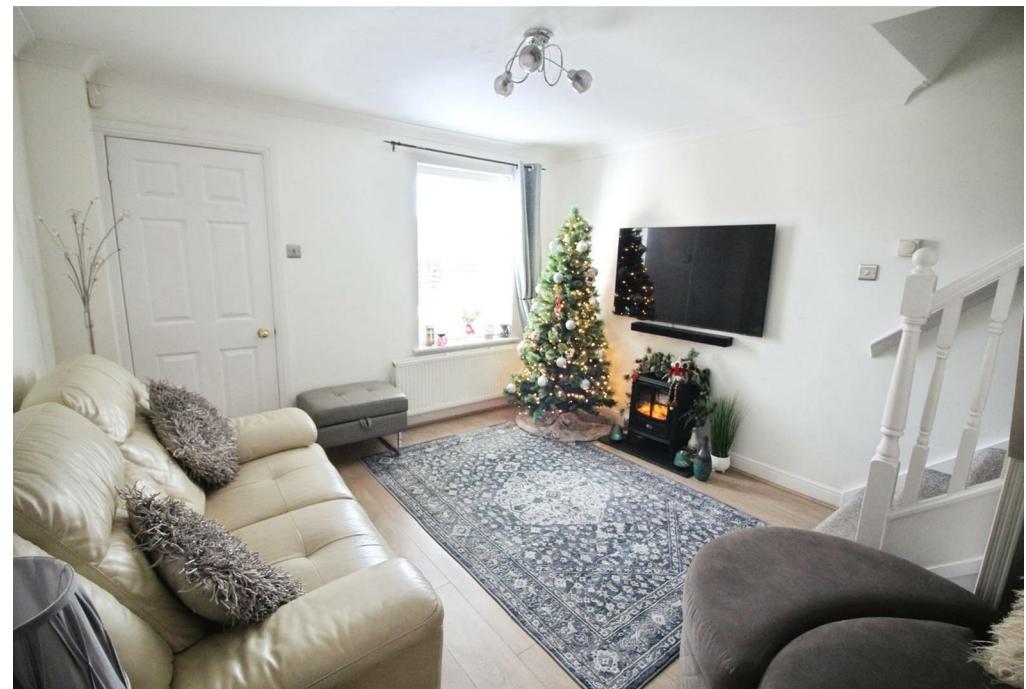
STUNNING HOME. NEWLY REFURBISHED KITCHEN. LANDSCAPED GARDEN. SINGLE GARAGE.

An immaculate home found tucked away in a sought after cul de sac, featuring two well-proportioned bedrooms, a newly refurbished kitchen, a spacious reception room, and one bathroom, the home also benefits from a newly landscaped garden with patio, single brick garage, and parking to the drive. Having gas central heating and PVCu double glazing.

Rothwell is a popular location with a wide array of local amenities nearby, including supermarkets, independent shops, and inviting cafés along the high street. Families and individuals benefit from the close proximity to local parks such as Rothwell Park, an excellent spot for leisure and recreation. Public transport links are convenient, with easy access to bus services connecting to Leeds city centre and Wakefield. Leeds railway station is approximately a 20-minute drive away, offering regular services to London, Manchester, York, and other major destinations. For those preferring to stay local, Rothwell enjoys a range of amenities within walking distance, including schools, health centres, and a choice of dining options.

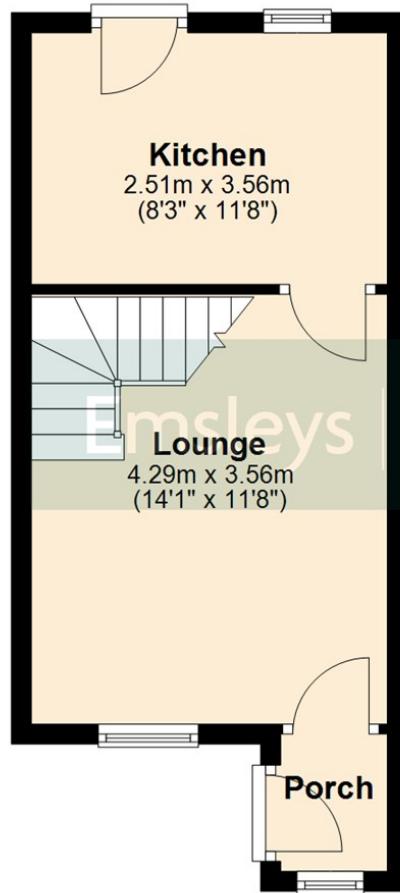
This property is particularly well suited to first time buyers seeking a well-maintained home in a desirable location, with good transport links and local facilities. The addition of a single garage and parking ensures practicality, while the private garden provides outdoor space for relaxation or entertaining. With its combination of modern updates and access to both urban and green spaces, this house presents a strong opportunity in the Rothwell area. Call now to arrange your viewing.





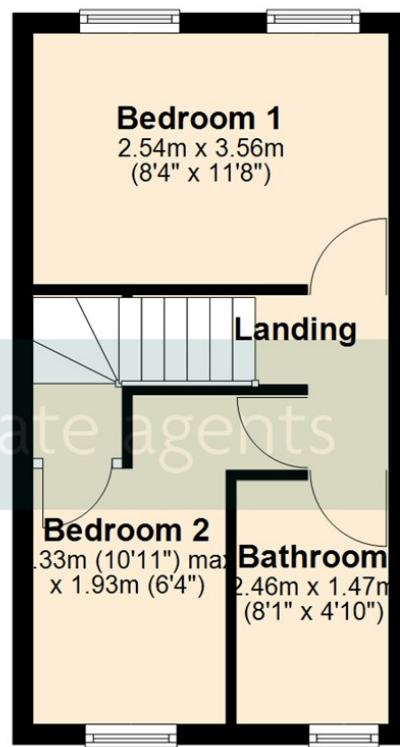
Ground Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 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.

