



Swithens Street | Rothwell | LS26 0BU

Guide Price £120,000

Two bedroom semi-detached | Council Tax Band B | EPC Rating TBC

**Emsleys** | estate agents

**\*\*\*INVESTMENT OPPORTUNITY. CLOSE TO AMENITIES. FULL REFRUBISHMENT REQUIRED.\*\*\***

View, bid, buy! For sale by Modern Method of Auction; Starting Bid Price £120,000 plus Reservation Fee. (Please see agents notes for further information).

An appealing opportunity for investors seeking a property that needs renovation. The accommodation includes one reception room, a kitchen and a bathroom, together with the benefit of off-street parking and a single garage.

The property is well placed for Rothwell's range of local amenities, including the nearby town centre with its supermarkets, independent shops, cafés and everyday services. Rothwell Country Park and Springhead Park are both accessible for outdoor recreation, walks and leisure activities.

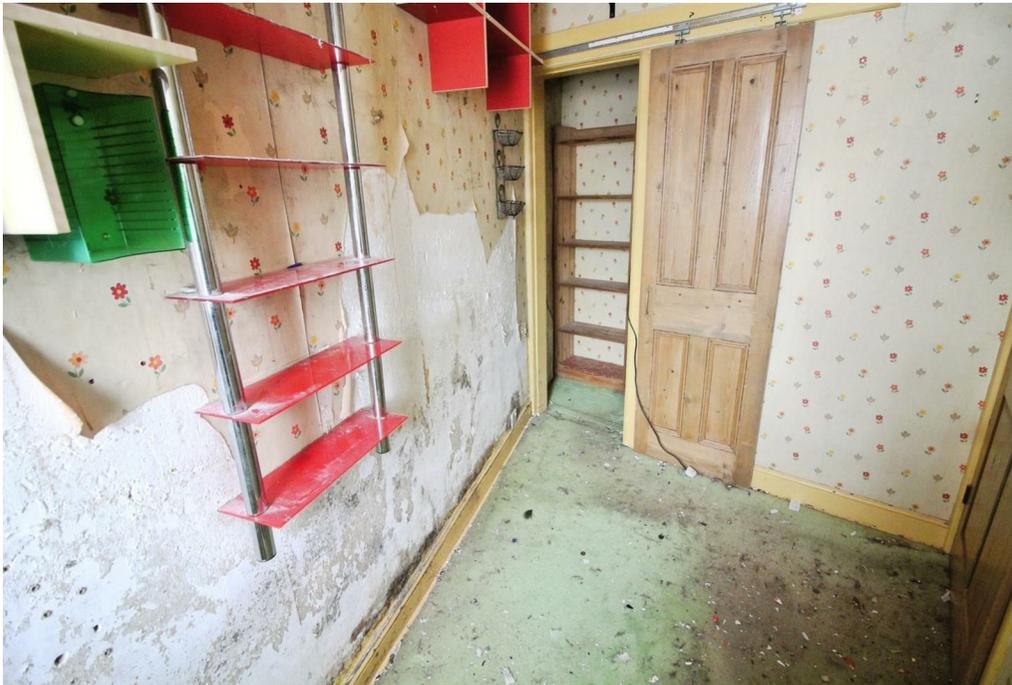
Rothwell is served by good road links, with convenient access to the A61 and M62, connecting to Leeds, Wakefield and the wider West Yorkshire region. Regular bus services operate through Rothwell towards Leeds city centre, with typical journey times of around 25–35 minutes depending on the route and traffic.

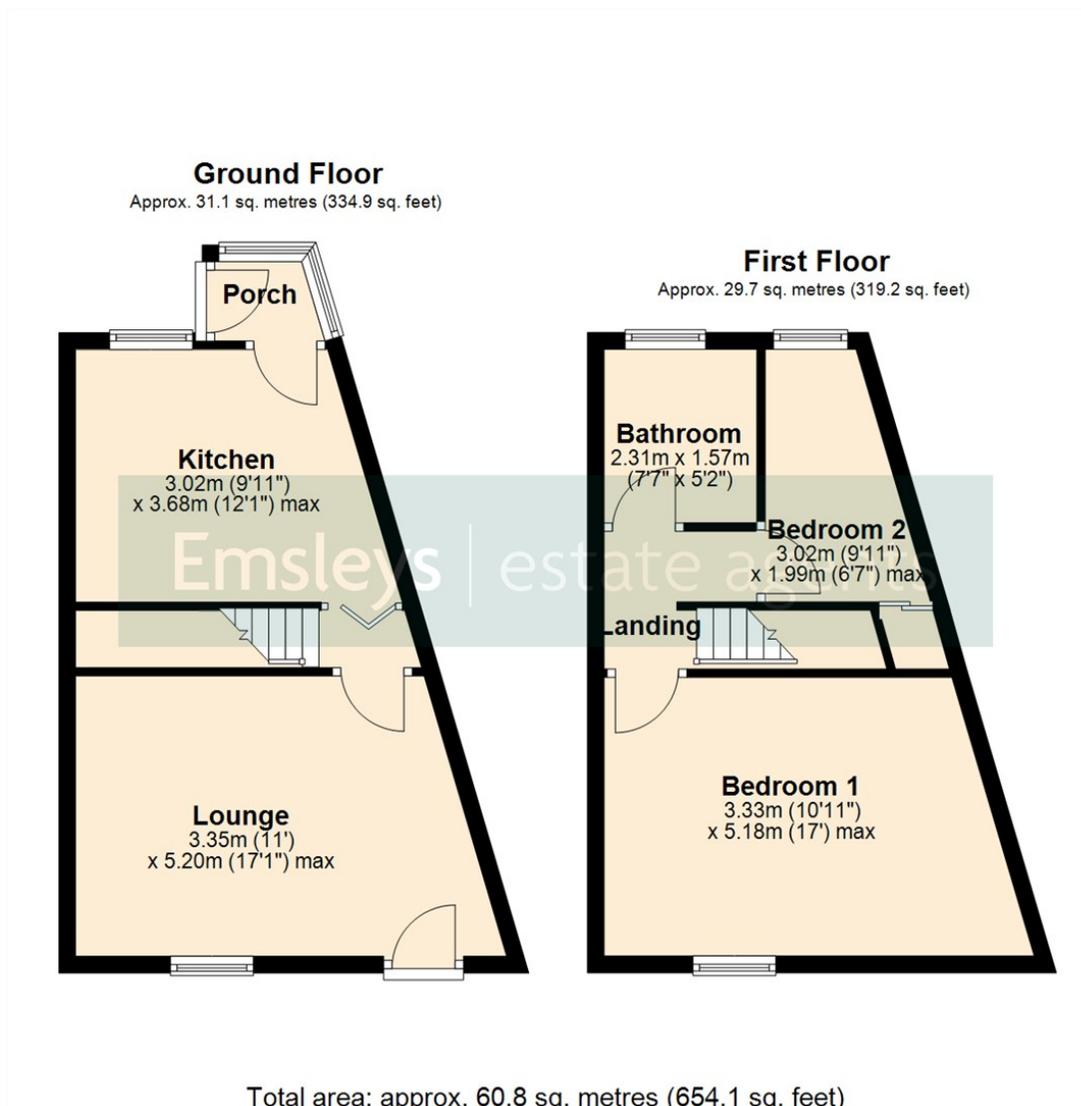
The nearest rail links can be accessed from neighbouring stations such as Woodlesford and Cross Gates. From Woodlesford, trains run to Leeds in around 10 minutes and also provide connections towards Sheffield and other regional destinations, making the location practical for commuters once refurbished to a suitable standard.

The area offers access to a selection of local primary and secondary schools in and around Rothwell, contributing to the town's established residential character and rental potential. Overall, this two-bedroom semi-detached house with parking and a single garage presents a project for investors looking to add value in a well-connected Rothwell setting.

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](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents