



Fernlea | Rothwell | LS26 0HT

£245,000

Three bedroom semi-detached house | Council Tax Band C | EPC Rating D

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*****SOUGHT AFTER LOCATION. CLOSE TO AMENITIES. NO CHAIN & VACANT POSSESSION.*****

A delightful three bedroom semi-detached family house located in this popular residential cul-de-sac location in Rothwell close to Rothwell Park. Situated on the southern fringe of Leeds with easy access to local shops, schools and commuter links.

The property, which offers good size accommodation, is arranged over two floors and has been well maintained by the owners. Benefiting from gas fired central heating, double-glazing, a block-paved driveway and a small extension porch to the front.

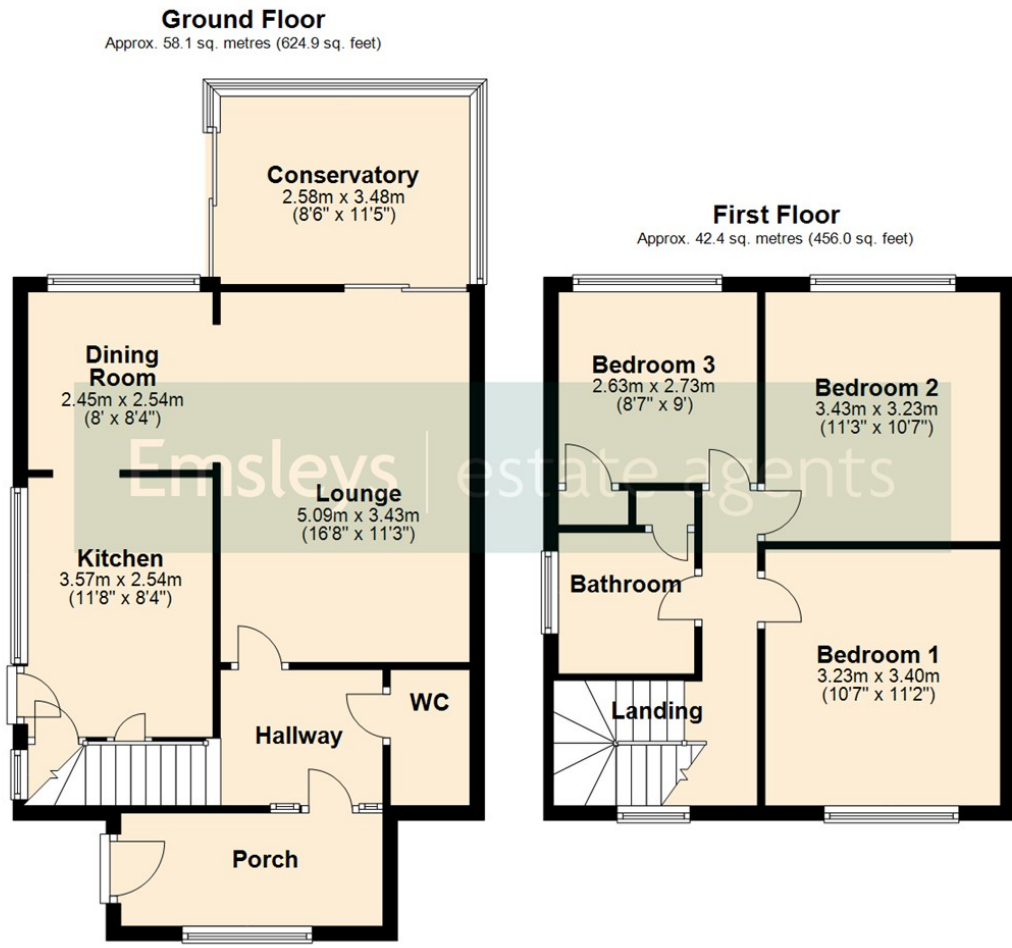
Internally the accommodation comprises in brief; entrance porch, hallway, downstairs cloakroom/WC, 'L'- shaped lounge/dining room, conservatory and a separate kitchen. The first floor landing has access to all three bedrooms which are all doubles, and the house bathroom.

Outside to the front of the property is a block-paved driveway continuing to the side giving access to the single detached garage and a rear garden which is landscaped and in tiered sections garden.

Call now to arrange your viewing.

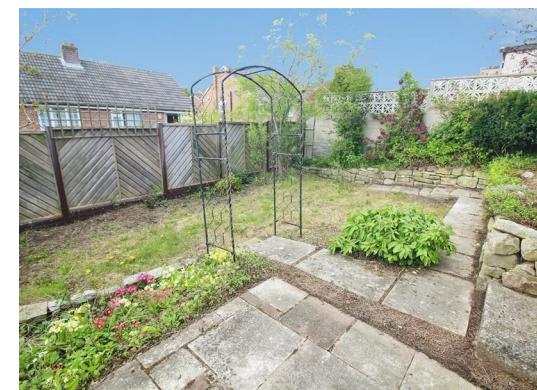






Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

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.



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