



Lea Park Close | | LS10 4RG

£185,000

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

Emsleys | estate agents

IMMACULATE THROUGHOUT. CONSERVATORY. DRIVE, GARDEN & GARAGE.

An exceptional property featuring two inviting reception rooms, providing ample space for relaxation and socialising. The first reception room is a welcoming area, an ideal retreat for family gatherings or quiet reading. The second reception room, equally spacious, offers opportunities for a variety of uses and accesses the rear garden.

The house comprises two generous bedrooms, offering a peaceful sanctuary after a long day. The property's shower room is well-proportioned, complementing the overall layout of the house. The kitchen is well-designed with a focus on functionality and style. It is sure to inspire culinary creativity, whether you're a seasoned chef or a beginner cook. One of the unique features of this property is the provision of a single garage. This added feature provides secure parking, a valuable asset in today's busy world. Additionally, this property boasts a delightful garden, offering a serene outdoor space for relaxation or entertaining.

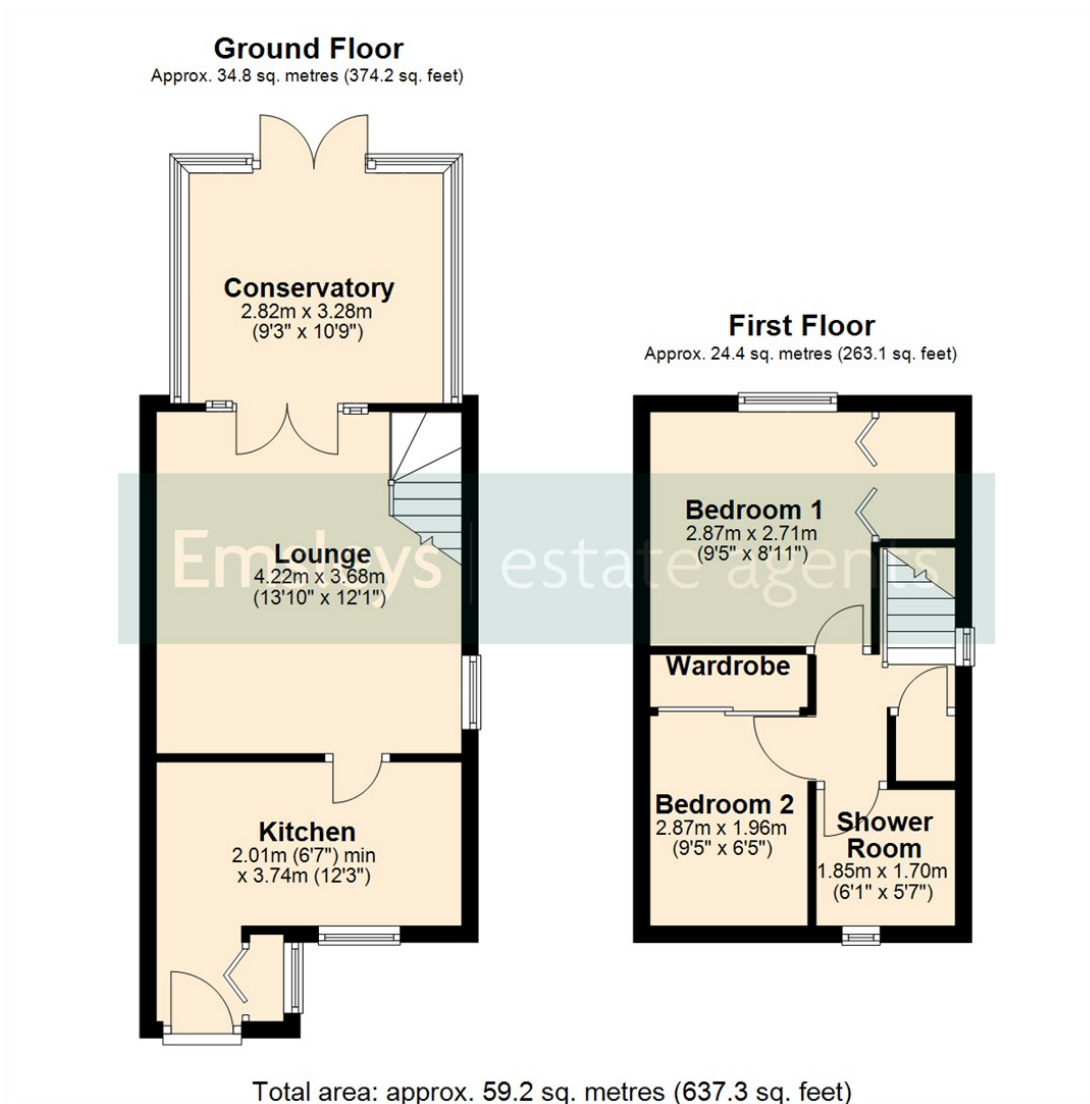
Notably, the house also has PVCu double glazing and gas central heating, ensuring a warm and comfortable living environment throughout the year.

Location-wise, the property is conveniently situated close to excellent public transport links and local amenities. Whether you need to commute for work, go shopping or enjoy leisure facilities, everything is within easy reach.

In summary, this semi-detached house is a perfect blend of comfort, style, and convenience. An opportunity not to be missed for those looking to acquire a well-maintained property in a desirable location.







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