



Castlefields | Rothwell | LS26 0GN

£225,000

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

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*****SUPERBLY PRESENTED. SOUGHT AFTER LOCATION. EXCELLENT FOR COMMUTERS. *****

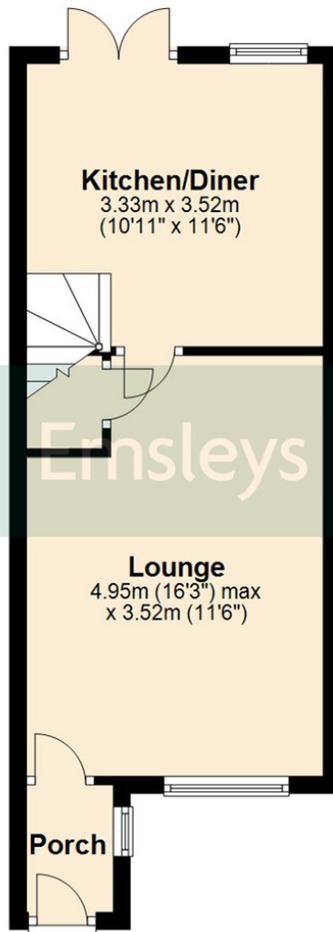
Found tucked away in an incredibly popular residential location this well proportioned, well presented two double bedroom semi-detached house offers spacious living accommodation throughout. Excellent access to commuter links including motorway and Leeds city centre links. Internally the property benefits from entrance porch, lounge, open plan kitchen/diner. To the first floor are two good size double bedrooms and a house bathroom. Externally the property benefits from excellent off-street parking to the front and side with gated access granted to a south-facing rear garden which is laid mainly to lawn with a patio seating area and shed storage, hedge and fenced boundaries offer excellent degrees of privacy. Call now to arrange your viewing.





Ground Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



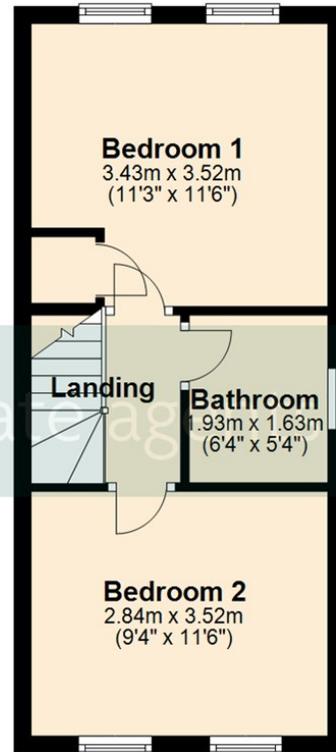
Kitchen/Diner
3.33m x 3.52m
(10'11" x 11'6")

Lounge
4.95m (16'3" max)
x 3.52m (11'6")

Porch

First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Bedroom 1
3.43m x 3.52m
(11'3" x 11'6")

Landing

Bathroom
1.93m x 1.63m
(6'4" x 5'4")

Bedroom 2
2.84m x 3.52m
(9'4" x 11'6")

Total area: approx. 60.7 sq. metres (653.1 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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