



Manor Road | Rothwell | LS26 ORD

£210,000

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

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**\*\*\*WELL PRESENTED THROUGHOUT. CLOSE TO AMENITIES. LARGE ENCLOSED GARDEN.\*\*\***

A delightful semi-detached house which presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained interior, this property is sure to capture your attention.

Inside, you will find two reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings, with a modern fitted kitchen. The natural light that floods these rooms creates a warm and welcoming atmosphere, making it an ideal setting for relaxation and social gatherings.

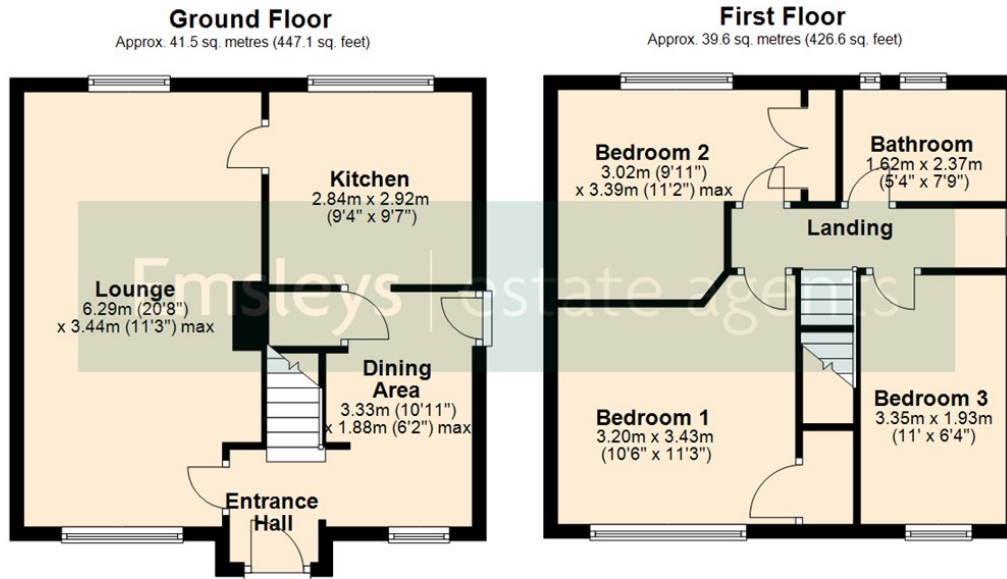
The house boasts three comfortable bedrooms, providing ample space for family members or guests. Each room is designed to be a peaceful retreat, ensuring a restful night's sleep. The layout of the bedrooms allows for flexibility in use, whether you require a home office, a guest room, or a children's play area.

Completing this lovely home is a well-appointed bathroom, designed for both functionality and comfort. It offers all the essentials for your daily routines, ensuring convenience for all residents. Situated in a popular area, this property benefits from local amenities, schools, and parks, making it an ideal choice for families.

In summary, this semi-detached house on Manor Road is a wonderful opportunity for those looking to settle in Rothwell, Leeds. With its generous living spaces, three bedrooms, and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home. Call now to arrange your viewing.







Total area: approx. 81.2 sq. metres (873.7 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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