



Wood Lane | Rothwell | LS26 0PW

£280,000

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

**Emsleys** | estate agents



**\*\*\*EXCEPTIONAL FAMILY HOME. LARGE FAMILY GARDEN. MODERN FINISH. DEMAND EXPECTED TO BE HIGH.\*\*\***

An immaculate family home set in a highly sought-after location, this property offers a superb opportunity for discerning buyers seeking convenience, comfort, and modern living.

This meticulously maintained home boasts three bedrooms, perfectly suited for growing families or those desiring additional guest accommodation or home office space. The property features one spacious reception room, ideal for relaxing and entertaining guests, and a well-appointed open plan kitchen/diner designed for both functionality and style.

Embracing a contemporary open-plan feel, the home is finished to the highest standards, ensuring a light-filled and welcoming atmosphere throughout. Modern conveniences include PVCu double glazing and efficient gas central heating, enhancing the overall comfort and energy efficiency of the property.

Externally, the house benefits from a large well enclosed garden, providing an excellent outdoor retreat for leisure, play, or alfresco dining. Additional features include off-road parking for four cars, a single garage for further parking or storage, and an EV charging point, catering to the needs of the environmentally conscious homeowner.

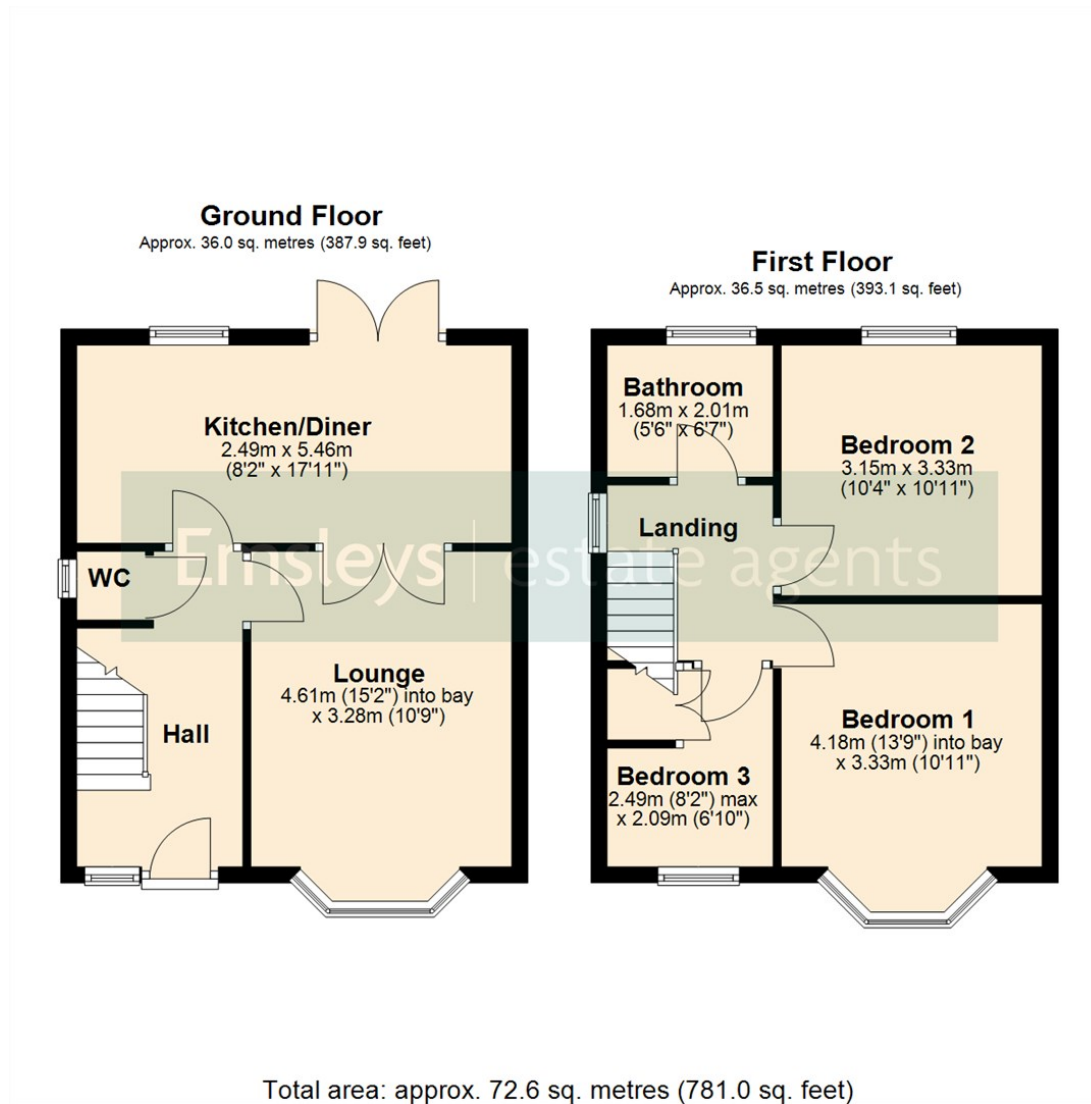
The location is second to none, with excellent public transport links, reputable nearby schools, and a range of local amenities all within easy reach. This blend of lifestyle, access, and transport convenience makes the property particularly attractive for families and professionals alike.

Early viewing is highly recommended to appreciate the immaculate condition and the wealth of modern features this superb residence has to offer. Contact us today to arrange your private viewing of this exceptional home.









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