



Wood Lane | Rothwell | LS26 0PB

£210,000

Two bedroom end terrace | Council Tax Band A | EPC Rating TBC

Emsleys | estate agents

BEAUTIFULLY PRESENTED. CLOSE TO AMENITIES. DRIVE & OUTBUILDING. IDEAL STARTER HOME.

This delightful end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect retreat, ideal for enjoying quiet evenings in.

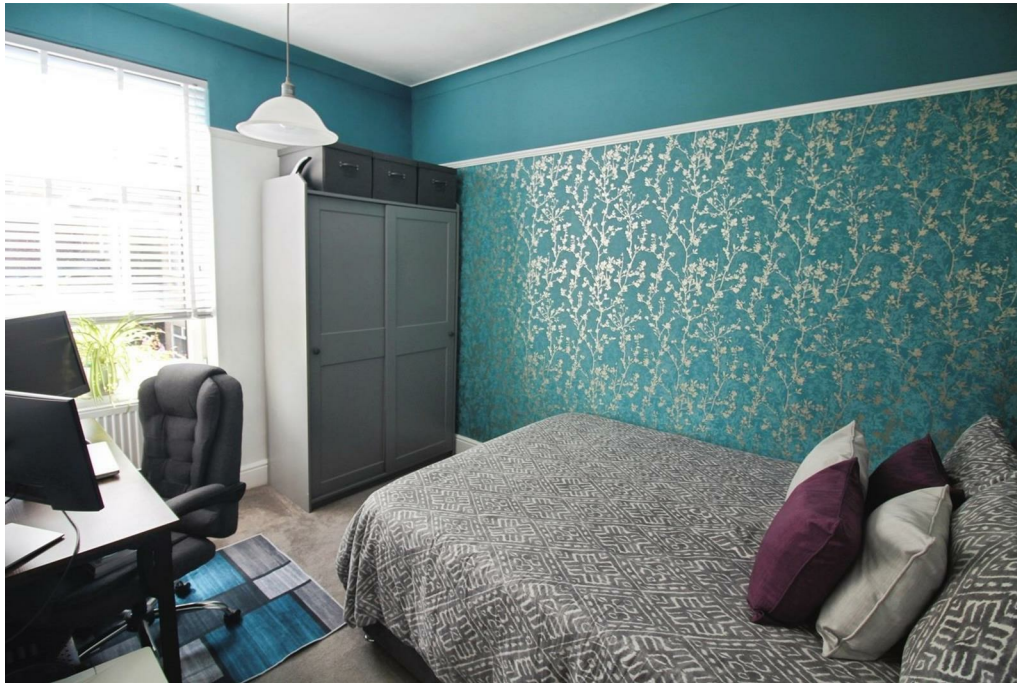
The heart of the home is undoubtedly the spacious kitchen/diner, which offers a wonderful area for family meals and socialising. This well-designed space is perfect for those who enjoy cooking and dining together. Additionally, the property features a convenient bathroom, ensuring that all essential amenities are readily available.

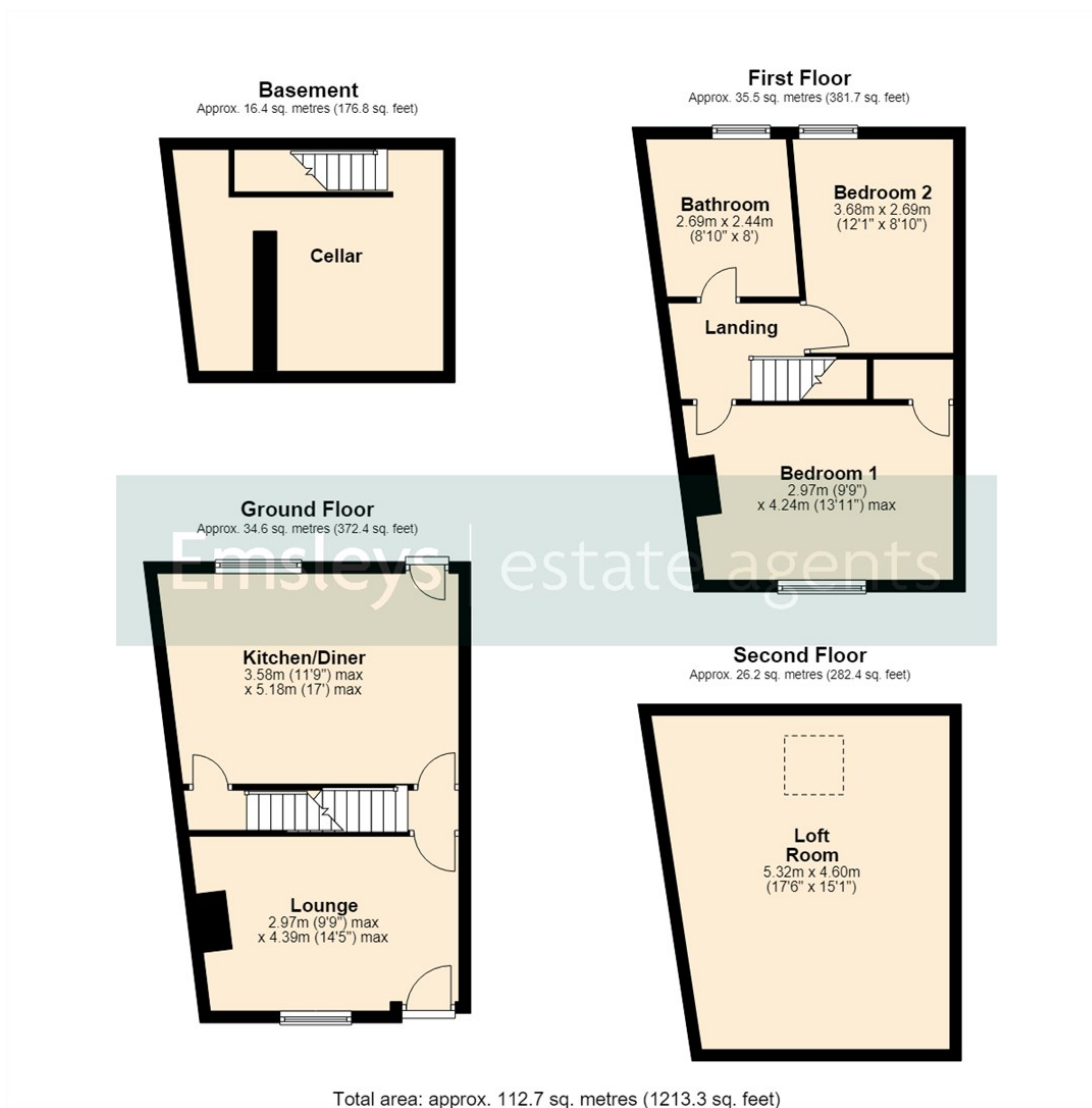
For those in need of extra storage or potential for further development, the cellar and loft room provide versatile options. The loft room, in particular, could be transformed into a study, playroom, or additional bedroom, depending on your needs and planning.

Outside, the enclosed garden offers a private retreat, perfect for enjoying the fresh air or hosting summer barbecues. The outbuilding store adds further practicality, providing space for garden tools or outdoor equipment. Furthermore, the property includes parking for two vehicles, a valuable asset in this desirable location.

With its blend of comfort, convenience, and potential, this end terrace house on Wood Lane is a must-see for anyone looking to settle in the vibrant community of Rothwell. Don't miss the chance to make this lovely property your new home. Call now to arrange your viewing.







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