

Park Lane | Rothwell | LS26 0EP £265,000

Four bedroom terrace | Council Tax Band B | EPC Rating TBC

Emsleys | estate agents

STUNNING FAMILY HOME. THREE BATHROOMS. OVERLOOKING PARK. CLOSE TO AMENITIES. NO CHAIN.

An immaculate family home enjoying direct views over the park in the heart of Rothwell, Leeds. The property offers a well-proportioned reception room with contemporary décor, neutral carpeting and a feature fireplace, complemented by air conditioning for year-round comfort. To the rear, the modern kitchen is fitted with sleek units, contrasting worktops and integrated breakfast bar, creating a sociable space for cooking and dining.

There are four generous bedrooms arranged over the upper floors, all finished to a high standard with a mix of built-in storage, skylight windows and flexible space for home working or exercise equipment. The house benefits from three stylish bathrooms, including a family bathroom with bath and separate shower enclosure, plus two further shower rooms, each appointed with quality tiling and fittings.

Outside, a low-maintenance front garden and enclosed frontage look across to the neighbouring park, providing a pleasant green outlook and a handy area for children or pets. The rear has space for the provision of off road parking for one car.

Rothwell offers a popular high street with supermarkets, independent shops, pubs and cafés, while Springhead Park and Rothwell Country Park provide attractive open spaces. Families are well served by a range of local primary and secondary schools in the area.

Public transport links are convenient, with regular bus services towards Leeds and Wakefield. Woodlesford railway station is within easy reach by car or bus, offering services to Leeds in around 10–15 minutes and to Sheffield in under an hour, making this an appealing option for commuting professionals seeking a ready-to-move-into family home.











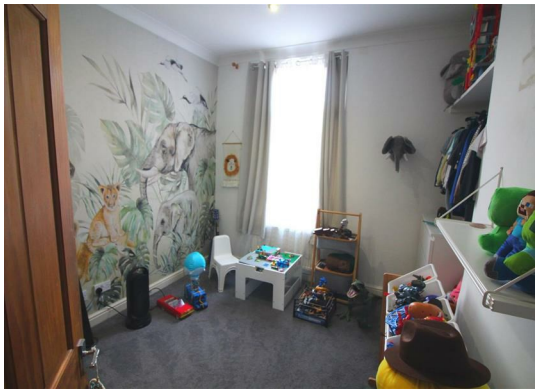






Total area: approx. 132.5 sq. metres (1425.9 sq. feet)







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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents