



Manor Road | Rothwell | LS26 ORD

£220,000

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

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\*\*\*WELL PRESENTED FAMILY HOME. BEAUTIFUL LANDSCAPED GARDEN. CLOSE TO AMENITIES. \*\*\*

This delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, with recently updated new roof this property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods these rooms creates a bright and airy feel, enhancing the overall appeal of the home.

The property features three comfortable bedrooms, providing ample space for rest and relaxation. Each room offers a unique charm, making it easy to personalise your living space to reflect your individual taste. The well-appointed bathroom ensures convenience for the whole family, with modern fixtures and a clean design.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. The surrounding area is known for its friendly neighbourhood and excellent transport links, allowing for effortless commutes to Leeds city centre and beyond.

Outside the property has a superb landscaped garden which is designed with three feature areas to utilise and entertain guests.

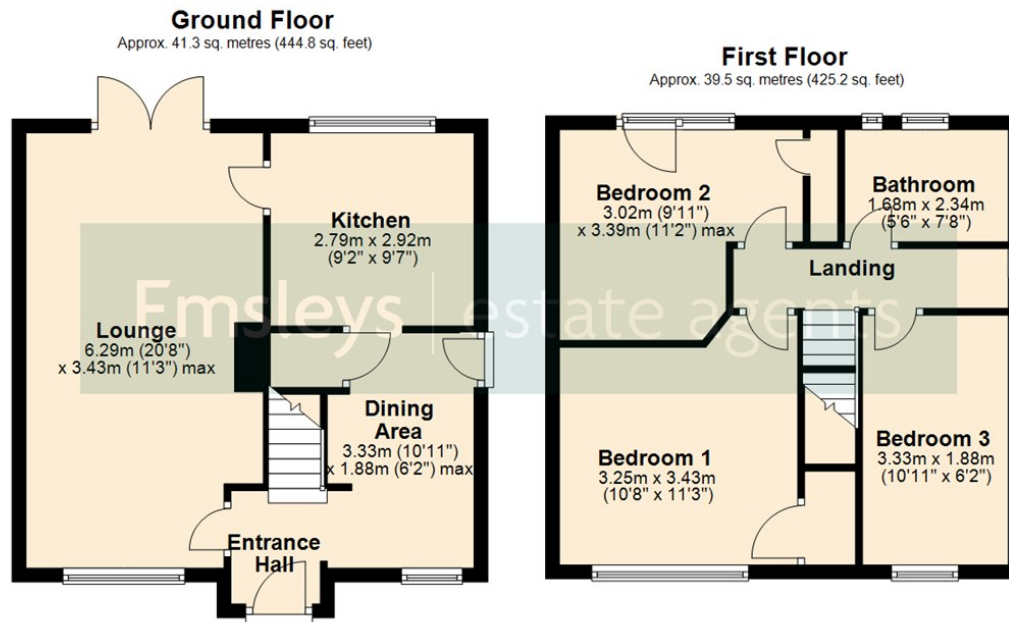
In summary, this semi-detached house on Manor Road is a wonderful opportunity for anyone looking to settle in a welcoming and convenient part of Rothwell. With its generous living spaces, three bedrooms, and a prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.











Total area: approx. 80.8 sq. metres (870.0 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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