



Styebank Lane | Rothwell | LS26 0HY

£235,000

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

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**\*\*\*EXTENDED FAMILY HOME. MODERNISATION REQUIRED. SOUGHT AFTER LOCATION.\*\*\***

An extended family home which represents an opportunity for buyers seeking a property that needs modernising in a well-connected and popular area.

The ground floor comprises two reception rooms and an extended kitchen, providing defined spaces for living and dining, as well as an extended shower room. Upstairs, there are three bedrooms and a family bathroom with separate WC. Externally, the property benefits from a large garden, off-street parking and a single garage, adding valuable storage and convenience.

Rothwell offers a good range of local amenities including supermarkets, independent shops, cafés and pubs clustered around the town centre. Nearby Rothwell Country Park and Springhead Park provide extensive green space for walking, cycling and leisure activities.

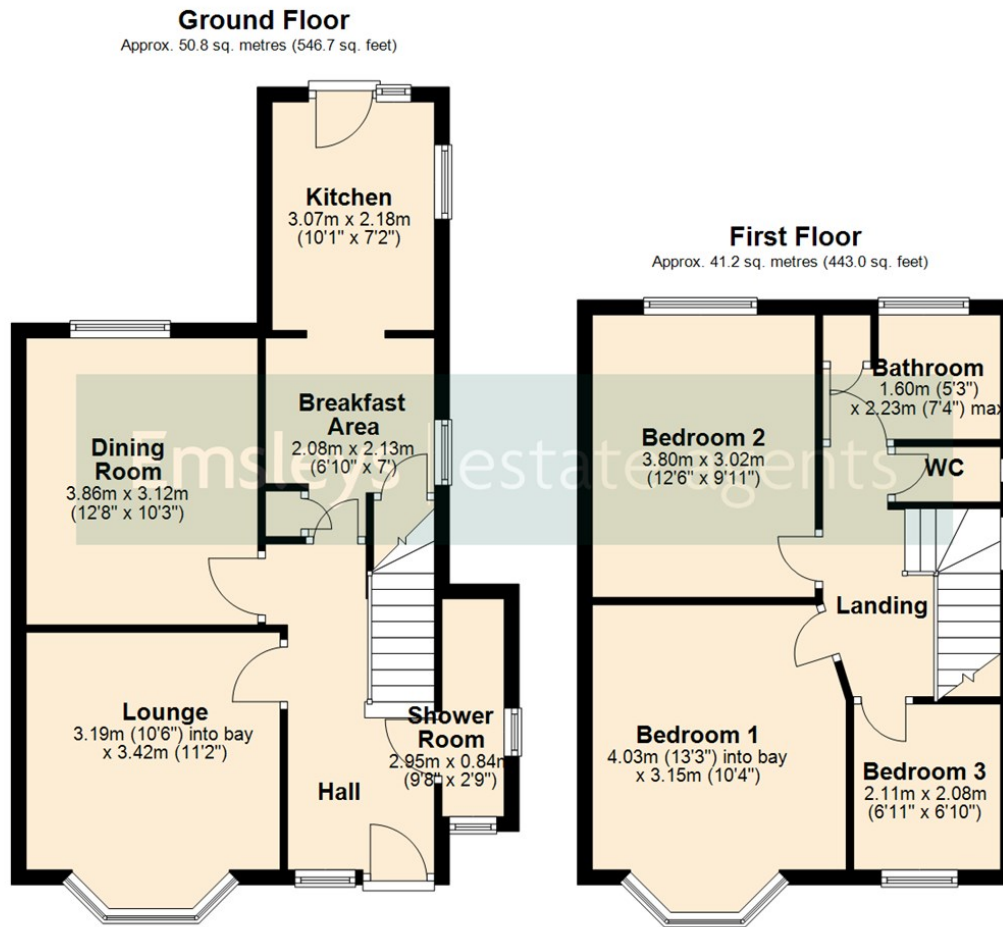
The area is well served by schools, with a selection of primary and secondary schools in and around Rothwell, making the location practical for families.

Public transport links are accessible, with regular bus services connecting Rothwell to Leeds city centre and Wakefield. Leeds city centre is typically reachable by bus in around 25–35 minutes, depending on route and traffic. For rail services, Cross Gates, Woodlesford and Leeds stations provide connections to regional and national destinations, including York, Manchester and London, with journey times from Leeds to London King's Cross from around two hours.

Road links are strong, with convenient access to the M1 and M62, supporting commuters travelling across West Yorkshire and beyond. Overall, this three-bedroom semi-detached house for sale combines scope for improvement with a practical location close to amenities, schools and transport.







Total area: approx. 91.9 sq. metres (989.7 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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