

The Gateway | Rothwell | LS26 0RT £160,000

Two bedroom first floor apartment | Council Tax Band B | EPC Rating B

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***EXCELLENT POSITION FOR AMENITIES & COMMUTERS. ATTRACTIVE OUTLOOK FROM BALCONY. EN-SUITE. ***
A well-presented two-bedroom first floor apartment in Rothwell, Leeds, offering modern accommodation with convenient local amenities and transport links.

Set within a contemporary development, the property provides a bright reception room with neutral décor and space for both lounging and dining. Full-height windows and a Juliet balcony draw in natural light and give an open outlook over communal green space. The open plan kitchen is fitted with wood-effect units, integrated oven and hob, and ample worktop and storage.

There are two double bedrooms, both comfortably sized and neutrally finished, with the main bedroom enjoying access to the balcony area. The apartment includes two bathrooms: one with a bath, WC and basin, and a further shower room with WC, offering flexibility for sharers, guests or a small family. The property is in good condition throughout.

Outside, the development benefits from secure gated access to the car park, providing allocated or controlled parking and added peace of mind, along with well-kept communal gardens.

Rothwell's amenities are within easy reach, including Rothwell town centre with its range of shops, cafés and everyday services, and nearby Rothwell Country Park and Springhead Park for green open space and walking routes. Families are well placed for a choice of local schools in the Rothwell area.

Public transport links are strong, with regular bus services towards Leeds city centre and Wakefield. Leeds city centre can typically be reached by bus or car in around 20–25 minutes, connecting to national rail services and extensive shopping, employment and leisure facilities. There is 979 years remaining on the lease with a ground rent of £200 per annum and a service charge of around £1000 per annum, which is reviewed annually.























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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