



Cotswold Road | Rothwell | LS26 0QR

£220,000

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

**Emsleys** | estate agents

**\*\*\*EXTENSIVE CORNER PLOT. UPRGRADED KITCHEN, BATHROOM, WINDOWS & REWIRE. CLOSE TO AMENITIES.\*\*\***

This delightful semi-detached house on Cotswold Road offers a perfect blend of modern living and traditional comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

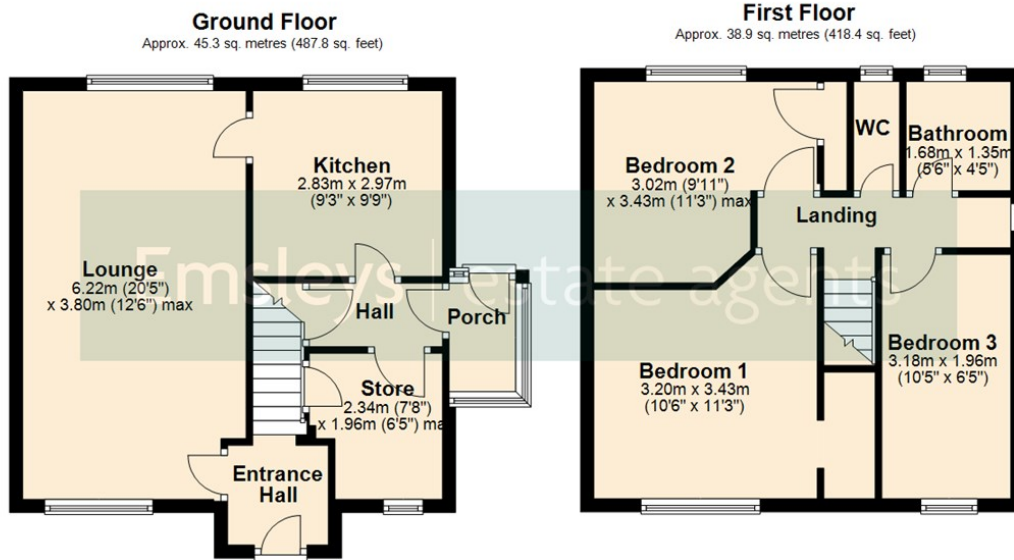
One of the standout features of this home is the newly fitted kitchen, which boasts contemporary design and functionality, making it a joy for any home cook. The property is set on a large corner plot, providing ample outdoor space for gardening, play, or simply enjoying the fresh air.

The house has been thoughtfully updated with new windows and a complete rewire, ensuring energy efficiency and peace of mind for the new owners. Additionally, there is provision from the dropped curb and double gates to make parking available, adding to the practicality of this lovely home.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern amenities. With its appealing features and prime location, this semi-detached house is not to be missed. Call now to arrange your viewing. Please note the seller is a relative of an Emsleys Estate Agents Ltd employee.







Total area: approx. 84.2 sq. metres (906.2 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