

Churchfield Lane | Rothwell | LS26 0NE £225,000

Two bedroom semi-detached | Council Tax Band A | EPC Rating C

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SUPERBLY PRESENTED. CLOSE TO AMENITIES. POPULAR LOCATION. VIEWING ESSENTIAL.
An immaculate two-bedroom semi-detached home set in a popular area of Rothwell, Leeds, offering well-presented accommodation and excellent outdoor space.

The property provides two reception rooms, including a main living room with modern fireplace and wood-effect flooring, and a bright conservatory-style reception overlooking the garden, ideal as a dining or sitting room. The contemporary kitchen features fitted units, integrated oven, tiled floor and space for appliances. The bathroom is finished to a high standard with neutral tiling and a white suite including shower over bath.

Both bedrooms are good-sized doubles with tasteful décor, generous windows and space for wardrobes, creating comfortable, ready-to-use sleeping accommodation. The loft is fully boarded, which gives a very large amount of storage space, and the main bedroom has a large walk-in wardrobe, which also adds a lot of storage. Throughout, the house is finished in light, neutral tones with modern internal doors and attractive coving, giving a clean, move-in-ready feel.

Outside, the property benefits from a large block-paved frontage providing low-maintenance parking with kerb appeal, plus an enclosed rear garden with lawn, patio seating area, landscaped beds and useful outbuildings and store.

Rothwell offers a vibrant centre with shops, cafés and everyday amenities, along with nearby Springhead Park for green space and leisure. The location is convenient for commuting, with Woodlesford station around 5 minutes' drive away, providing regular services to Leeds in approximately 10 minutes and to Sheffield in around 35 minutes. Road links are strong, with easy access to the M1 and M62 networks.

Offered for sale with no chain and vacant possession, this property is ideal for buyers seeking a well-maintained home in a convenient Leeds location.









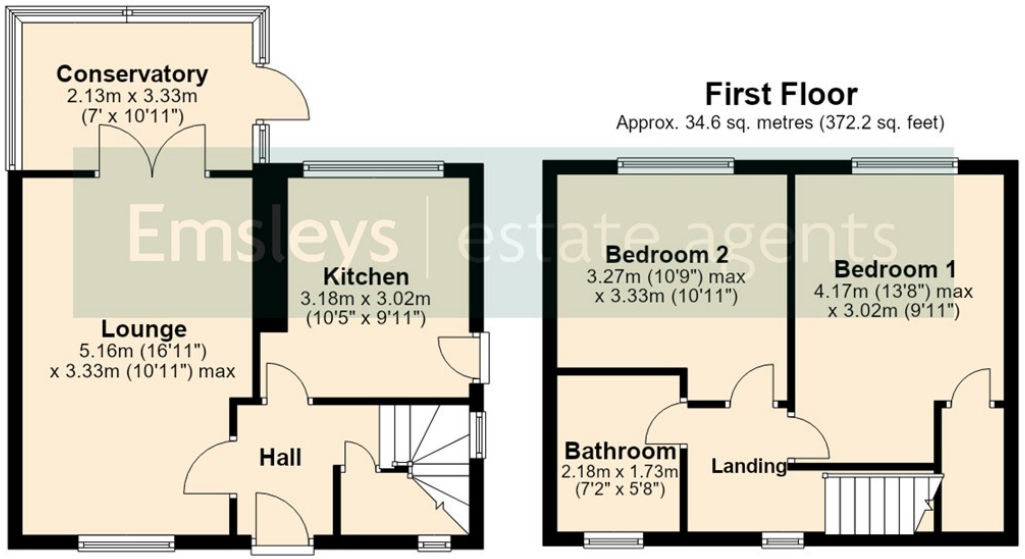






Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)

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Total area: approx. 80.0 sq. metres (861.3 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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