



Royal Birkdale Way | Rothwell | LS26 0FG

£375,000

Four bedroom semi-detached | Council Tax Band D | EPC Rating TBC

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***SOUGHT AFTER LOCATION. STUNNING KITCHEN/DINER. DRESSING AREA OFF MASTER. ***

Tucked away in desirable area of Rothwell, Leeds, this charming semi-detached house on Royal Birkdale Way offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a welcoming reception room, perfect for entertaining or relaxing after a long day and a stunning updated kitchen/diner with a WC off the main hall.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The property is designed to cater to the needs of contemporary living, providing ample space and functionality.

One of the standout features of this home is the generous parking provision, accommodating up to four vehicles including the garage, along with the generous sized garden to the rear having a good degree of privacy. This is a rare find in the area, making it an excellent choice for families with multiple cars or for those who enjoy hosting visitors.

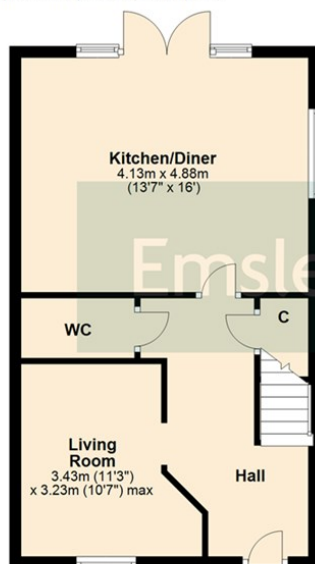
Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an ideal setting for family life. With its appealing features and prime location, this semi-detached house on Royal Birkdale Way is a wonderful opportunity for anyone looking to settle in the vibrant community of Rothwell. Don't miss the chance to make this lovely house your new home.

There is a service maintenance charge on the estate which is around £300 per annum and reviewed annually. Call now to arrange your viewing.





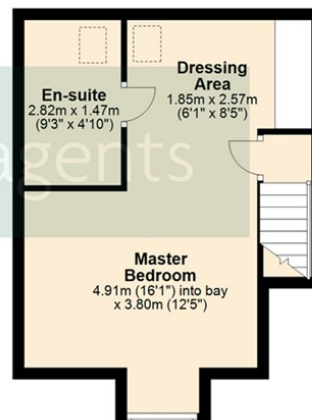
Ground Floor
Approx. 43.7 sq. metres (470.0 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.2 sq. feet)



Second Floor
Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 117.0 sq. metres (1259.1 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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