

Wood Lane | Rothwell | LS26 0RG £125,000

Two bedroom first floor maisonette | Council Tax Band A | EPC Rating C

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***VACANT POSSESSION & NO CHAIN. CLOSE TO AMENITIES. IN NEED OF REFURBISHMENT. GARAGE & DRIVE. ***
A two-bedroom first-floor maisonette in Rothwell, Leeds, offering excellent scope for modernisation and improvement, which is offered with vacant possession and no onward chain.
Accessed via its own entrance, the layout comprises a good-sized reception room with large front-facing window, giving an open outlook and plenty of natural light. The separate kitchen is of generous proportions, with space for appliances and units, and would readily accommodate a full refit to contemporary tastes. There are two double bedrooms, both with windows overlooking the surroundings, plus a shower room with three-piece suite, also in need of updating.

Outside, the maisonette benefits from a drive providing off-street parking for up to three cars and a single garage, a rare find with most properties.

Wood Lane is well placed for Rothwell town centre, with its range of independent shops, cafés and everyday amenities, including Morrisons and Aldi. Nearby green spaces include Rothwell Country Park and Springhead Park, both popular for walking and leisure.

Public transport links are convenient: frequent bus services run along the A639 into Leeds city centre in around 25–30 minutes. Leeds and Woodlesford railway stations are both accessible by car or bus, providing services towards Leeds, Wakefield, Sheffield and beyond. The M1 and M62 motorway network is also within easy reach for regional commuting.

This maisonette represents a solid project opportunity in a well-connected residential area of Rothwell. The lease has 90 years remaining and there is a management charge which is reviewed annually and costs £682.70 (TBC) per annum. Call us now to arrange your viewing.








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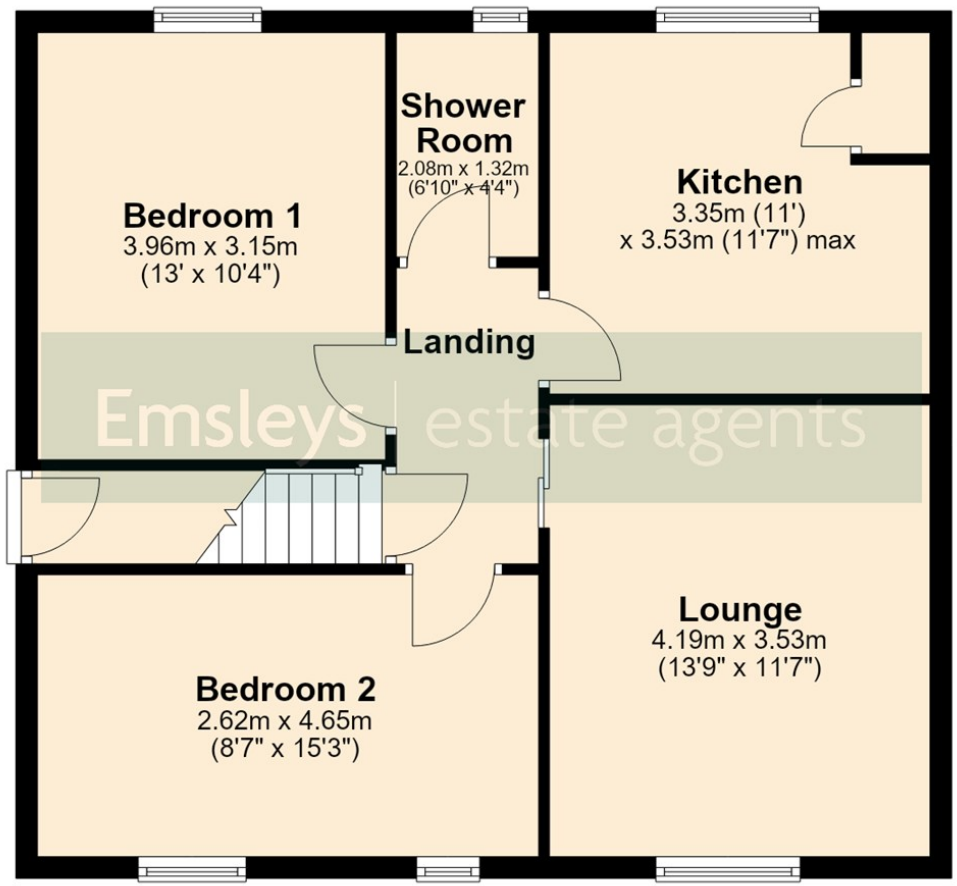






First Floor

Approx. 63.0 sq. metres (677.6 sq. feet)



Total area: approx. 63.0 sq. metres (677.6 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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