



Park Lane | Rothwell | LS26 0EY

£475,000

Three bedroom semi-detached | Council Tax Band D | EPC Rating C

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***RARE OPPORTUNITY. HIGHLY SOUGHT AFTER LOCATION. STUNNING EXTENDED FAMILY HOME ***

Offered to the market in immaculate condition, this superb three-bedroom semi-detached house presents an unmissable opportunity for discerning buyers. Situated on the sought-after Park Lane of Rothwell, Leeds, the property enjoys a prime position within easy reach of public transport links, highly regarded schools, local amenities, and the tranquil green spaces of nearby parks.

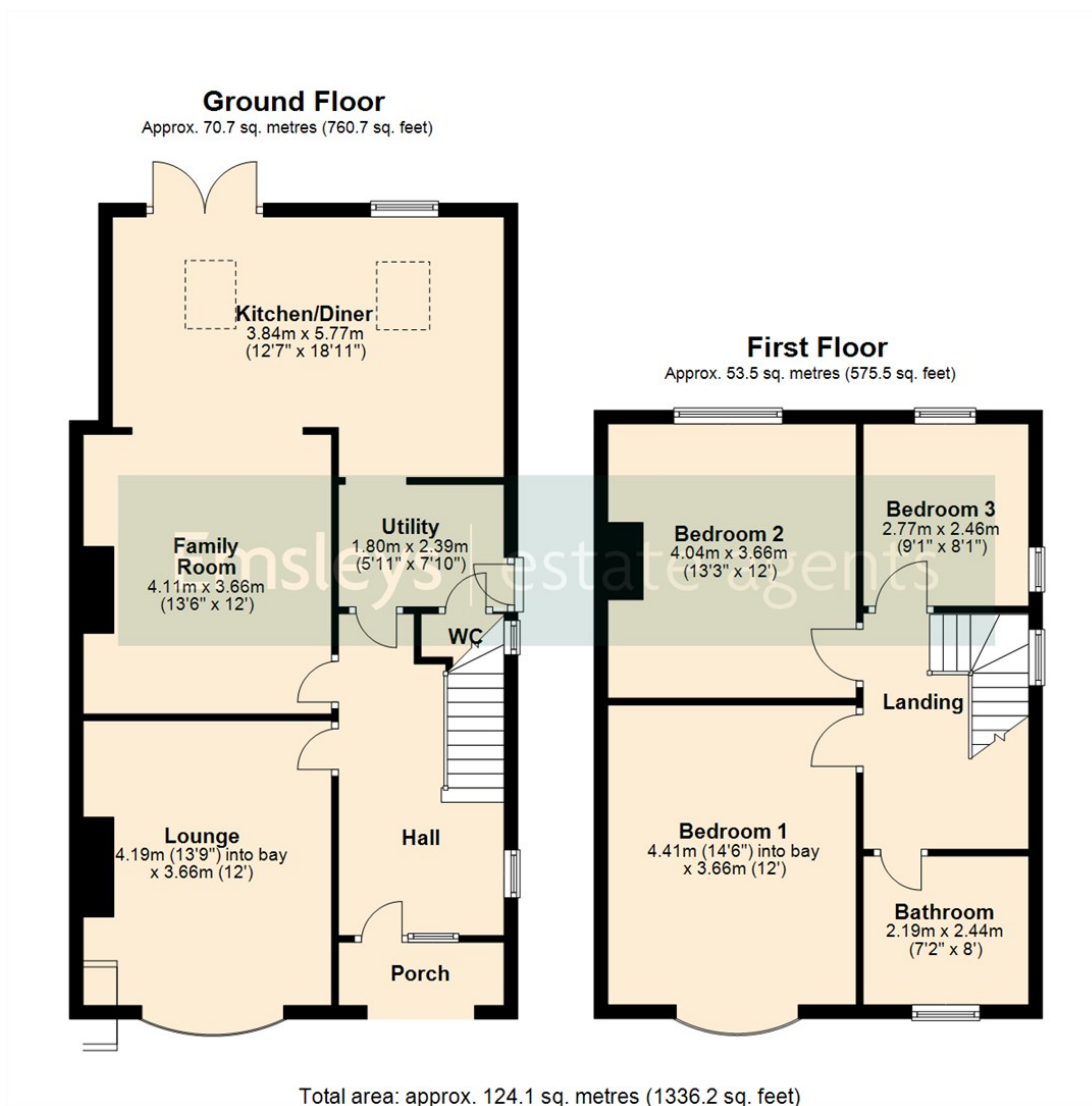
This well-appointed extended home provides two generous reception rooms, perfect for both relaxing with family and entertaining guests. The modern open plan kitchen has been thoughtfully designed to maximise space and functionality, further enhancing everyday living, with a utility & WC. Upstairs, three versatile bedrooms offer comfortable accommodation, suitable for families or professionals seeking room to grow. The contemporary family bathroom is finished to a high standard. Practicality has not been overlooked, with the inclusion of gas central heating and recently upgraded PVCu double-glazed windows ensuring energy efficiency and comfort throughout the year. Additionally, the property benefits from private parking, a single garage, and the convenience of an EV charging point—ideal for modern living.

To the rear, a well-maintained garden provides a wonderful outdoor retreat, perfect for children to play or for al fresco dining during warmer months. Having planning permission for an additional single storey side and rear extension with demolition of the existing garage 22/05833/FU.

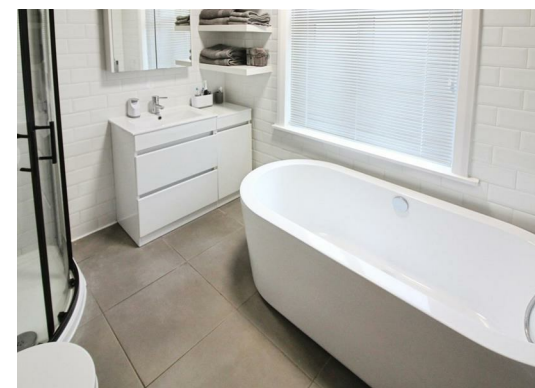
This impressive home on Park Lane combines stylish living with an enviable location, making it an excellent choice for those seeking both comfort and convenience. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.







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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