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## Oulton Lane, Rothwell, Leeds, LS26

£550,000

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- Stunning Grade II Listed Cottage (Formerly 3 Cottages)
- Two Reception Rooms & Storage Cellar
- Modern En-Suite & Family Bathroom
- Electric Gates & Off Street Parking
- Ideal location Opposite Rothwell Park
- Fully Renovated & Immaculately Presented Throughout
- Modern Kitchen & Utility Room
- Large Rear Garden
- Composite Decking & Two Summerhouses
- Close to Excellent Amenities & Transport Links



Please quote Reference JI 0641 when enquiring about this property.

!!! ABSOLUTELY STUNNING GRADE II LISTED COTTAGE !!!

This immaculately presented 3 double bedroom Grade II Listed cottage was originally 3 cottages that were converted to one larger property, and is set in a sought-after area in Rothwell, opposite Rothwell Park and close to the excellent local shops, restaurants, schools and transport links that Rothwell has to offer, and also within easy reach of Leeds Centre, Wakefield and further afield via the close by M1 and M62 Motorway Networks and by rail from Woodlesford Station.

The property has recently been updated to a high standard throughout including new windows and doors with wooden shutters, new flooring throughout, new kitchen and utility room, new boiler and new guest wc, en-suite and family bathrooms,

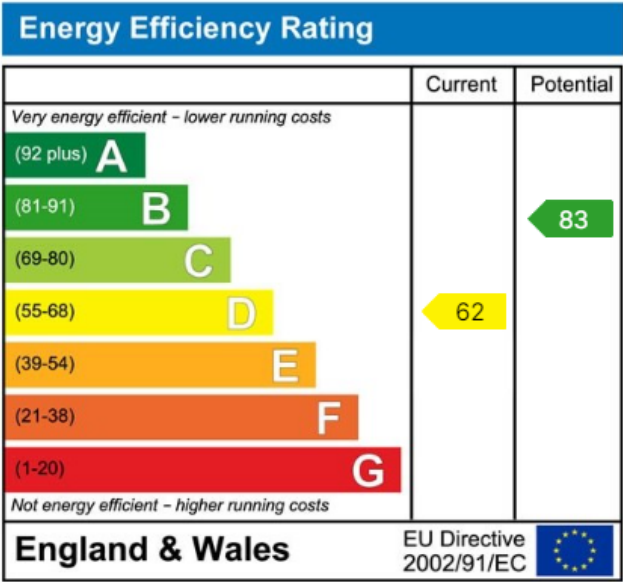








TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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