



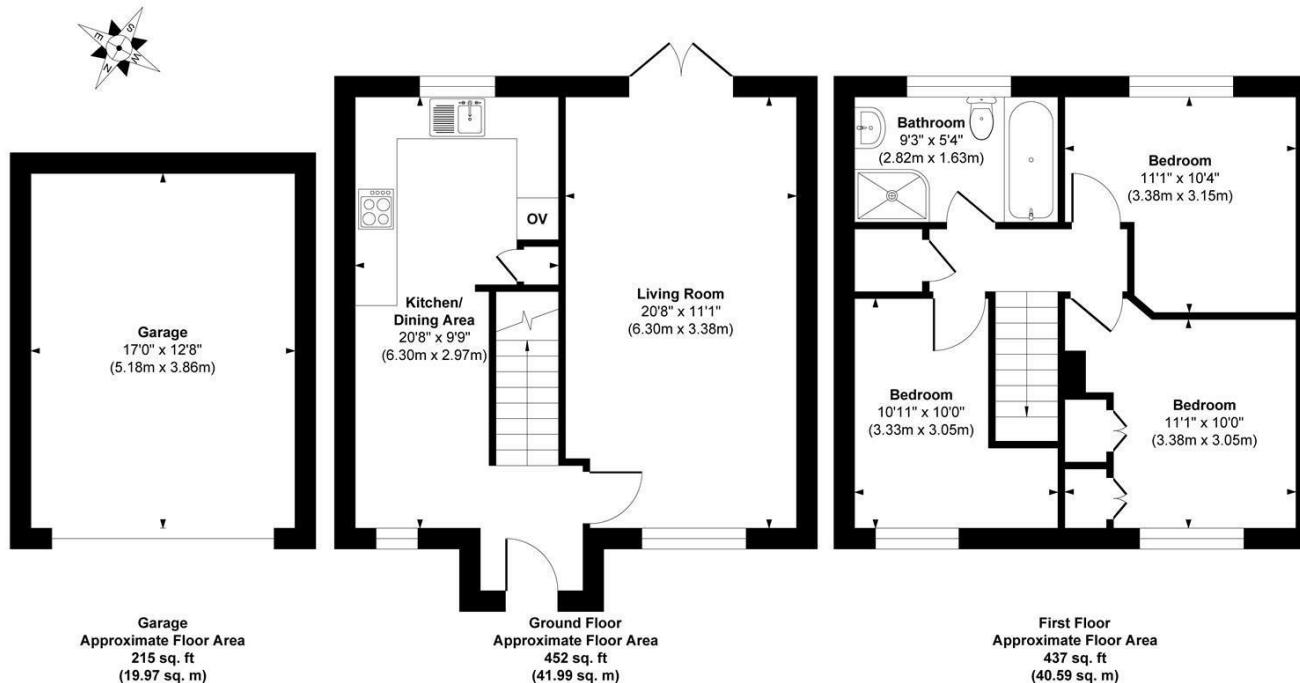
**3 MANOR CLOSE
LEEDS, LS26 0RF**

**£240,000
FREEHOLD**

Beautifully modernised traditional semi-detached home located at the end of a quiet cul-de-sac, featuring a new kitchen, new bathroom, and spacious parking for up to three cars. The property offers a bright through lounge, versatile study/dining area, three bedrooms, and an attic room with skylights. Set on a generous west-facing plot with a larger-than-average rear garden, the home also offers excellent potential to extend to the rear or side (STPP). Ideally positioned within walking distance of Rothwell town centre and close to major transport links, this is an ideal home for first-time buyers or families.

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Approx. Gross Internal Floor Area 1104 sq. ft / 102.55 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 72 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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