



**Oulton Lane, Rothwell Leeds LS26 0DY**



**welcome to**

**Oulton Lane, Rothwell Leeds**

We welcome to the market this beautifully presented three bedroom semi detached home with lots to offer! This property is finished to an excellent standard throughout, with high ceilings, modern kitchen enclosed and private rear garden, gated access to the driveway, detached garage and a summer house.



**Entrance Hallway**

**Living Room**

13' 6" max x 12' 7" max ( 4.11m max x 3.84m max )

**Dining Room**

12' 3" max x 13' 5" max ( 3.73m max x 4.09m max )

**Kitchen**

11' 6" max x 7' 4" max ( 3.51m max x 2.24m max )

**Conservatory**

7' 5" max x 9' 8" max ( 2.26m max x 2.95m max )

**First Floor Landing**

**Bedroom 1**

13' 5" max x 11' 9" max ( 4.09m max x 3.58m max )

**Bedroom 2**

12' 3" max x 13' 7" max ( 3.73m max x 4.14m max )

**Bedroom 3**

7' 5" max x 8' 4" max ( 2.26m max x 2.54m max )

**Bathroom**

**Exterior**

**Summer House**



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## Oulton Lane, Rothwell Leeds

- Three Bedrooms
- Open Plan Kitchen Diner
- Off Street Parking
- Detached Garage
- Great access to commuter links

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WAK125274 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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