



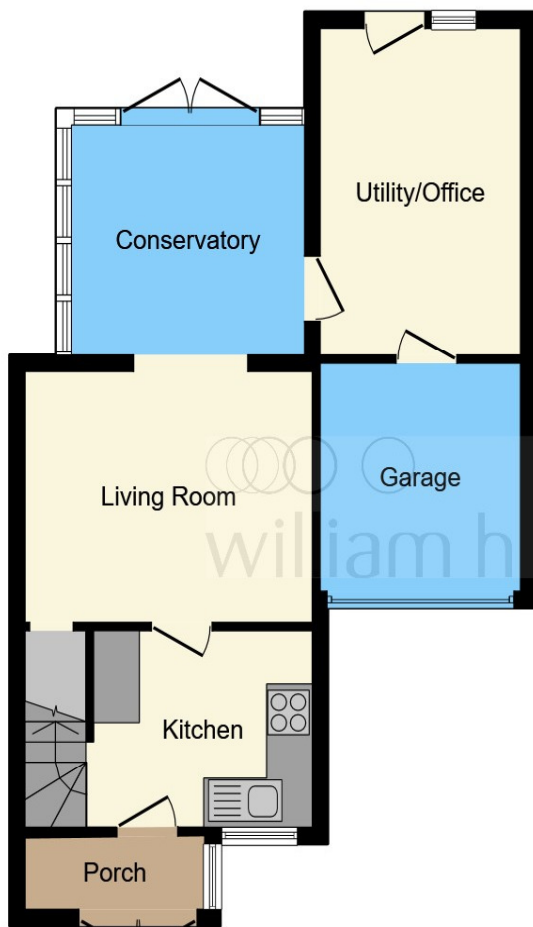
Rosewood Court, Rothwell Leeds LS26 0XG

welcome to

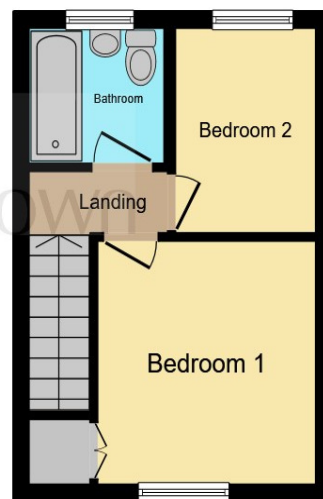
Rosewood Court, Rothwell Leeds

This Two-bedroom Semi-detached home is located in a popular and highly regarded area of Rothwell. Superbly Situated close to Leeds and Wakefield. The property would ideally suit a first-time buyer or those wishing to downsize a real manageable home which has been well presented!





Ground Floor



First Floor

Entrance Hallway

6' 10" max x 2' 10" max (2.08m max x 0.86m max)

Kitchen

12' 7" max x 8' 8" max (3.84m max x 2.64m max)

Living Room

12' 4" max x 10' 2" max (3.76m max x 3.10m max)

Reception Two/ Playroom

12' 10" max x 8' 6" max (3.91m max x 2.59m max)

Conservatory

10' 11" max x 9' 4" max (3.33m max x 2.84m max)

First Floor Landing

Bedroom One

9' 10" max x 9' 10" max (3.00m max x 3.00m max)

Bedroom Two

8' max x 6' 3" max (2.44m max x 1.91m max)

Storage Area

8' 8" max x 9' 7" (2.64m max x 2.92m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rosewood Court, Rothwell Leeds

- Two Bedroom Semi
- Open To Offers
- Ample reception space
- Generous Off-Road Parking
- Highly regarded Residential AREA

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125469



Property Ref:
WAK125469 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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