

*Mike*  
**Dobson**



**11 Castle Lodge Gardens**

Rothwell, Leeds, LS26 0ZL

**£425,000**



# 11 Castle Lodge Gardens

Nestled in the desirable Castle Lodge Gardens of Rothwell, Leeds, this impressive double fronted detached house offers a perfect blend of modern living and comfort. The property boasts a spacious lounge and a separate dining room, ideal for entertaining guests or enjoying family meals. The fitted kitchen is equipped with a range of built-in appliances, making it a delightful space for culinary enthusiasts, also having a door leading to the integral garage.

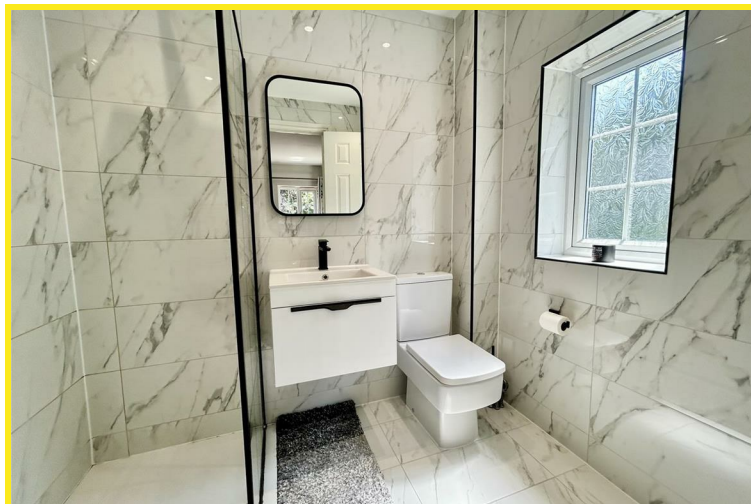
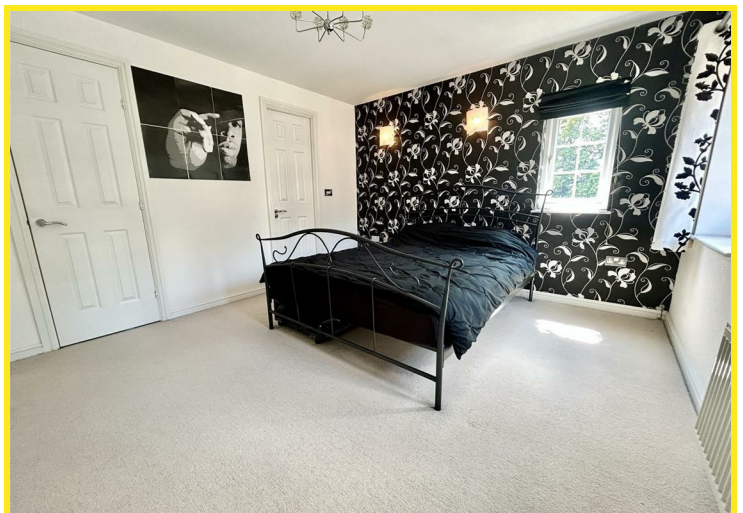
On the ground floor, you will also find a convenient WC, enhancing the practicality of the home. Ascending to the first floor, the property features four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, providing a touch of luxury and privacy. A family bathroom completes this level, ensuring ample facilities for all.

The house is warmed by gas central heating and benefits from PVCu double glazing, ensuring a comfortable environment throughout the year. Positioned on a corner plot, the property enjoys open views to the side, adding to its appeal.

For those with vehicles, there is off road parking along with ample visitor parking, along with an integral garage which has power and lighting and also houses the combination central heating boiler for added convenience. The front and side of the property there are small border gardens filled with a variety of mature shrubs. The fully enclosed rear garden is a true highlight, featuring a well-maintained lawn and a decked seating area, perfect for outdoor relaxation or entertaining during the warmer months.

This home is situated within a popular modern development, making it an excellent choice for families or professionals seeking a peaceful yet connected lifestyle in Rothwell. With its generous living spaces and thoughtful design, this property is not to be missed.

Viewing of this beautiful home is an absolute must to avoid disappointment.

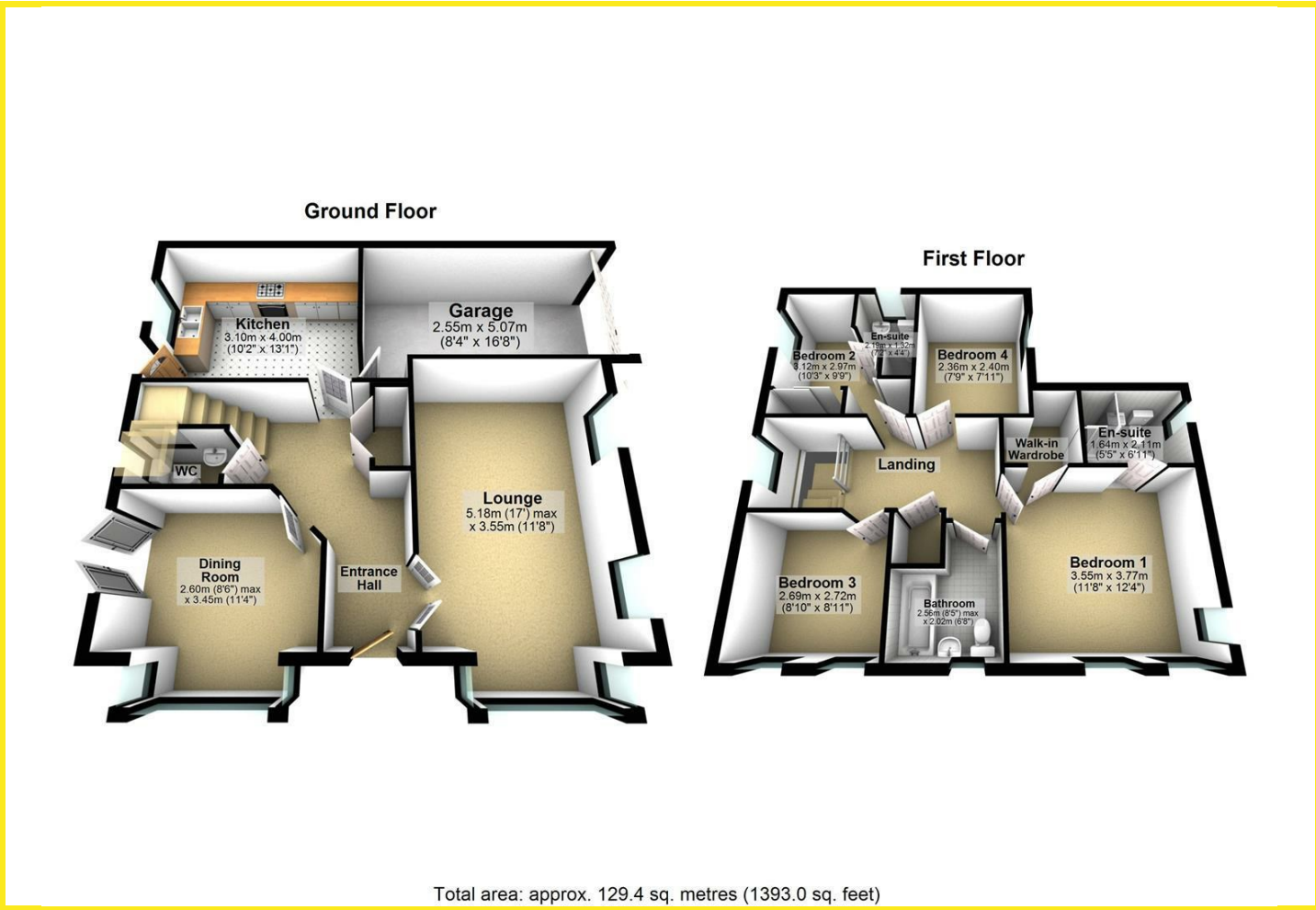




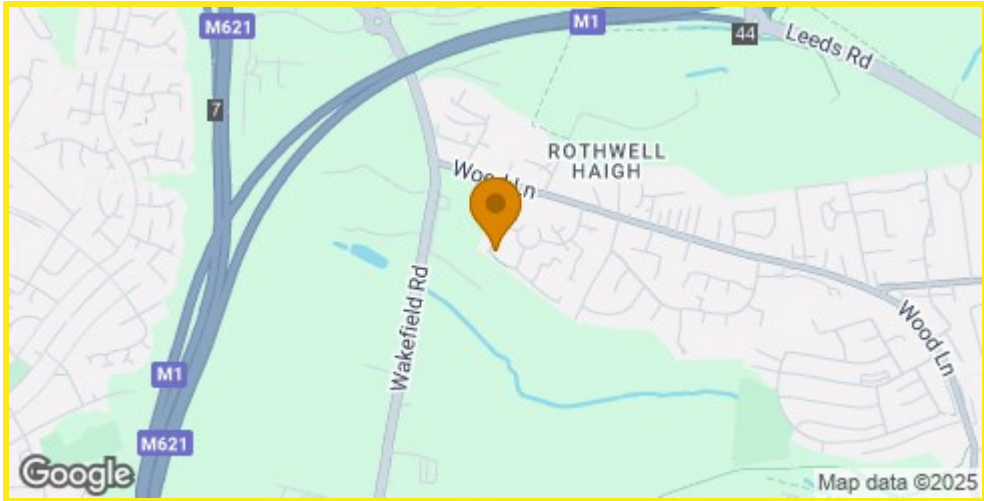




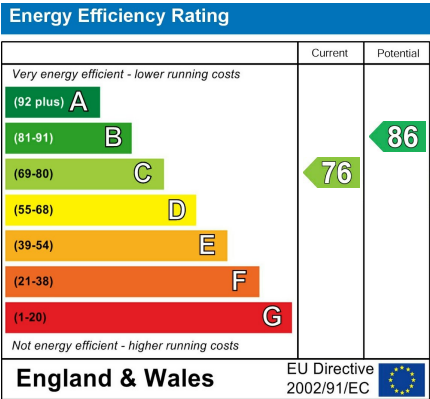
Floor Plan



Area Map



Energy Efficiency Graph



Directions

Take Leeds Rd/B6137 to Selby Rd/A63 in Garforth, Continue on Selby Rd/A63. Take M1 to A639 in Rothwell. Take exit 44 from M1, Continue on A639. Take Wakefield Rd/A61 and Wood Ln to Castle Lodge Avenue, follow Castle Wood Avenue to the very end, then bear left onto Castle Lodge Gardens, where the property can then be found on the left hand side as indicated by the agents board

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