



 **2**
Bedrooms

 **1**
Bathroom



Tudor Sales & Lettings is delighted to present this beautifully presented two-bedroom apartment for sale, located on the sought-after Wood Lane in Rothwell. With spacious accommodation throughout and offered with no onward chain, this property is perfect for first-time buyers, downsizers, or investors.

The apartment layout briefly comprises:

- Entrance Hallway
- Modern Kitchen
- Generously Sized Lounge
- Two Bedrooms
- Family Bathroom

Additional benefits include gas central heating and an exclusive garden area to the rear. You also have access to a shared garage which has parking for one vehicle.

This property is part of a small block of only four apartments. As the new owner, you will acquire a 25% share in the leasehold management company, providing shared ownership and control over communal matters. A modest £75 monthly fee covers management costs. Leasehold. Approx 987 years remaining on lease.

Conveniently located, Wood Lane offers easy access to a range of local amenities, schools, and excellent transport links.

Don't miss this fantastic opportunity! Contact Tudor Sales & Lettings on 0113 282 3056 today for more information or to arrange a viewing.

Living Room *4.71m x 4.29m (15' 5" x 14' 1")*

Lovely, large living room with bay window, high ceilings, bay window, centrally heated radiator.

Kitchen *2.71m x 2.52m (8' 11" x 8' 3")*

Modern fitted kitchen with a range of wall and base units and integrated appliances including oven with hob and extractor fan over. Tiled splashback to wooden worksurface area. Tiled flooring and open window to living room.

Bedroom 1 *3.44m x 3.10m (11' 3" x 10' 2")*

Double bedroom with double glazed window and centrally heated radiator.

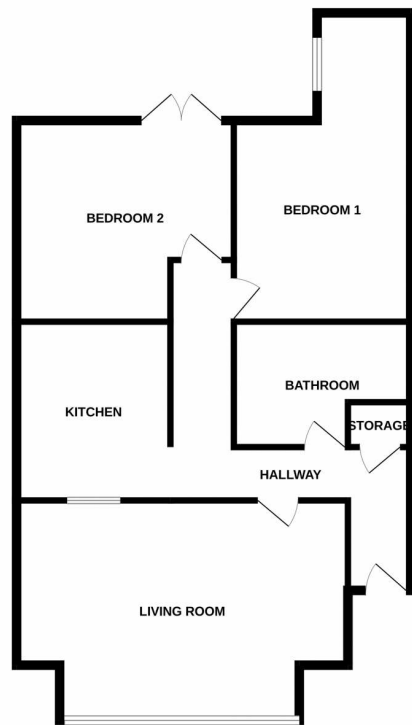
Bedroom 2 *5.29m x 2.61m (17' 4" x 8' 7")*

Double bedroom with centrally heated radiator and double glazed French style patio doors to garden.

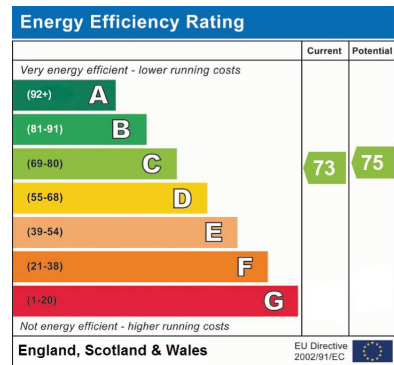
Bathroom *2.63m x 1.82m (8' 8" x 6')*

Modern bathroom with white three piece suite comprising of hand basin, bath with shower over and shower screen, WC and centrally heated towel rail.

GROUND FLOOR



Whilst 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 error, omission or mis-statement. 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.
Made with Floorplan 12/2020



Address: 39a Wood Lane, LS26

