

Royds Lane, Rothwell, West Yorkshire, LS26 0BH

Offers Over £400,000

Council Tax Band: E



OPEN HOUSE ESTATE AGENTS SOUTH LEEDS are very proud to offer to the market for sale this Beautifully Presented & Fully Modernised Semi-Detached Family Home located in a desirable well placed location within Rothwell in LS26 - AVAILABLE WITH VACANT POSSESSION & NO CHAIN!

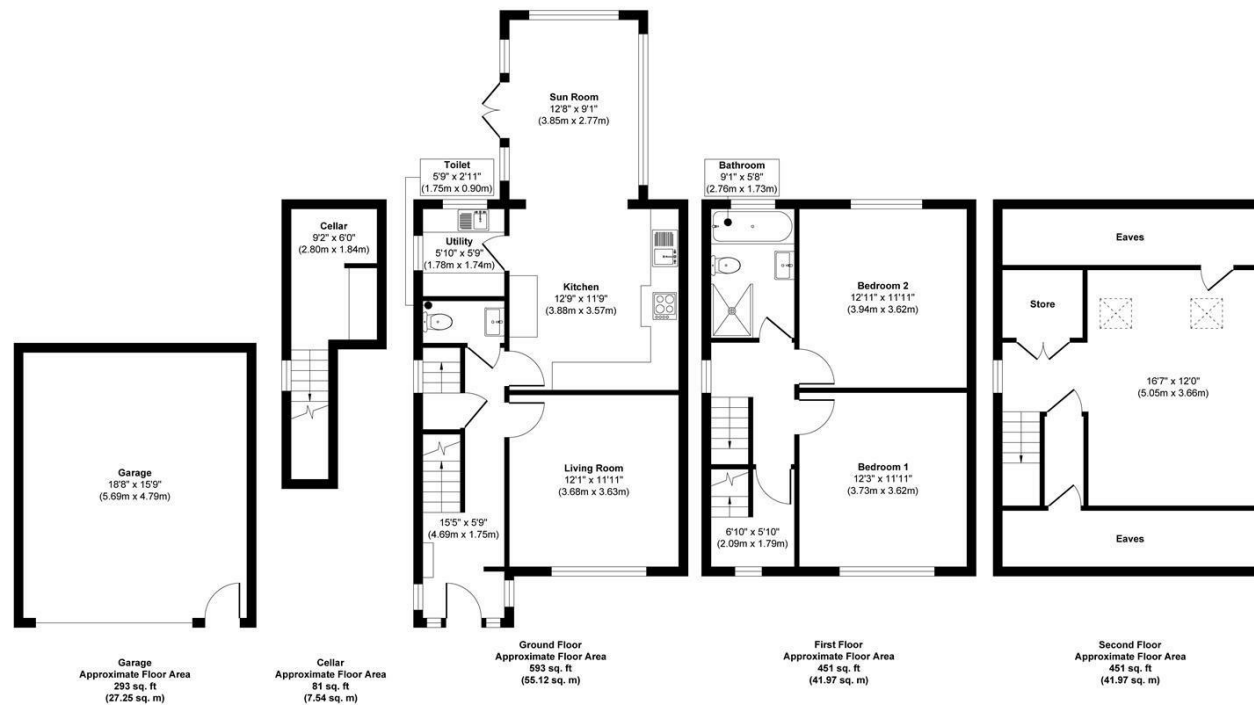
This Property has undergone a Full Ground Up Renovation - Internally and Externally - including new Contemporary UPVC Double Glazing Windows and Doors, LED Lighting, Full Rewire and Gas Central Heating System.

The Property benefits from high ceilings, as well as having been lovingly adorned with High End Ultra Modern fixtures and fittings, with a Contemporary Kitchen with Brushed Satin Gold Fixtures. The property has three well proportioned Double Bedrooms. with the Family Bathroom being one of the outstanding highlights, with a full Modern Contemporary Suite with Freestanding Bath and Separate Walk in Shower. also adorned with Ultra Modern Brushed Satin Gold Fittings.

This Fantastic Family Home also has a larger than average Driveway for a number of vehicles, as well as a Detached Garage with Rafter Storage.

This is one property you will not want to miss!

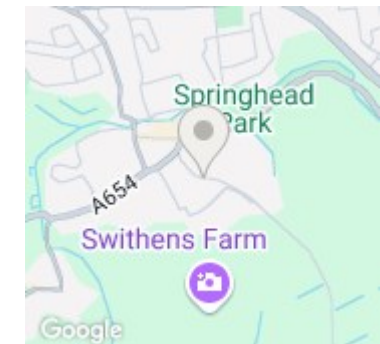
The Property briefly comprises:



Approx. Gross Internal Floor Area 1869 sq. ft / 173.85 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Open House Huddersfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	