



£280,000

TENURE : FREEHOLD

Castle Lodge Avenue, Rothwell, LS26

Bedrooms : 3

Bathrooms : 0

Reception Rooms : 1

Three-bedroom inner town house

Freehold

Gas central heating

UPVC double glazing

Integral garage & driveway parking

Ground floor bedroom with shower room & WC

Movenowproperties.com LTD
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01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this impressive three-bedroom inner town house, situated in a highly sought-after residential estate. Ideally positioned within 1 mile of Rothwell town centre, close to excellent motorway links, and just 4 miles from Leeds city centre, this modern family home offers generous living accommodation across three floors.

Full Description

Built by the respected developers George Wimpey Homes, this well-presented property must be viewed internally to be fully appreciated. Offering flexible living accommodation, contemporary styling, and impressive views of the estate’s listed clock tower, it is an ideal home for families, first-time buyers, or those seeking convenient commuter links.

Ground Floor

Bedroom Three / Versatile Room

Measurements: 10’10 x 10’2” (3.30m x 3.10m)

Located on the ground floor, this well-proportioned third bedroom is ideal as a guest room, home office, or additional living space. Its position offers privacy and versatility for a range of uses.

Shower Room & WC

Measurements: 8’4” x 2’8” (2.55m x 0.80m)

A modern shower room with WC and wash basin completes the ground floor, providing convenience for guests or independent living for the third bedroom.

Integral Garage

Measurements: 17’9” x 9’6” (5.40m x 2.90m)

A spacious integral garage offers excellent storage or secure parking, with additional benefits of internal access.

First Floor

Lounge

Measurements: 15’9” x 13’1” (4.80m x 4.00m)

A bright and inviting lounge featuring a Juliet balcony and access to a charming sun balcony. This elevated outdoor space provides lovely views of the estate, including the impressive listed clock tower—a standout feature of the development.

Dining Kitchen

Measurements: 15’5” x 10’2” (4.70m x 3.10m)

This generous dining kitchen boasts an extensive range of fitted units, ample worktop space, and room for a family dining table. It is a perfect space for cooking, dining, and entertaining.

Second Floor

Master Bedroom with En-Suite

Bedroom Measurements: 12’2” x 11’2” (3.70m x 3.40m)

En-suit Measurements: 5’7” x 4’11” (1.71m x 1.50m)

A spacious master bedroom complete with its own en-suite shower room, offering comfort and convenience.

Bedroom Two

Measurements: 10'10" x 10'6" (3.30m x 3.20m)

Another good-sized bedroom, suitable for children, guests, or home working.

Family Bathroom

Measurements: 7'7" x 6'7" (2.30m x 1.99m)

A well-appointed family bathroom serving bedroom two and providing a practical layout for busy households.

Viewing is essential to appreciate the space, flexibility, and quality this property offers.

EPC Rating: C79

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Inner Town House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Garage and drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

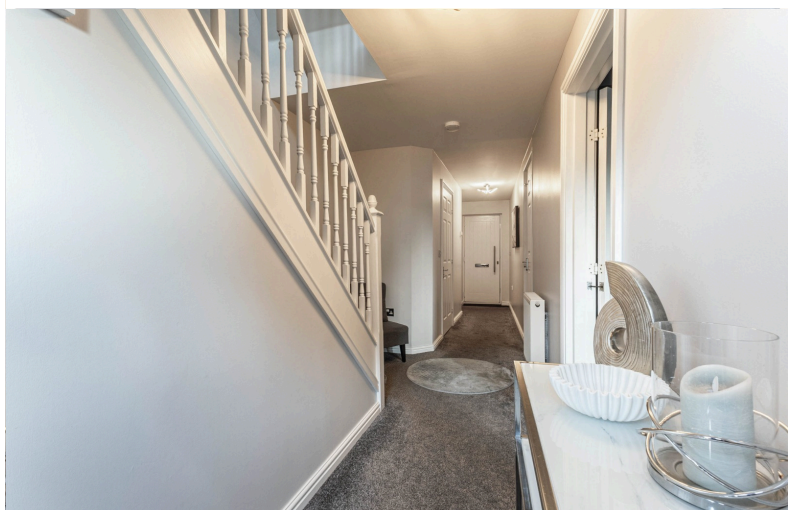
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

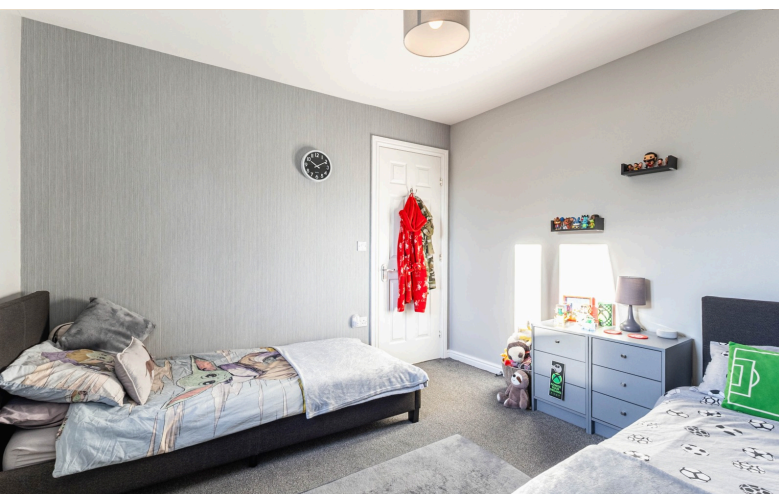
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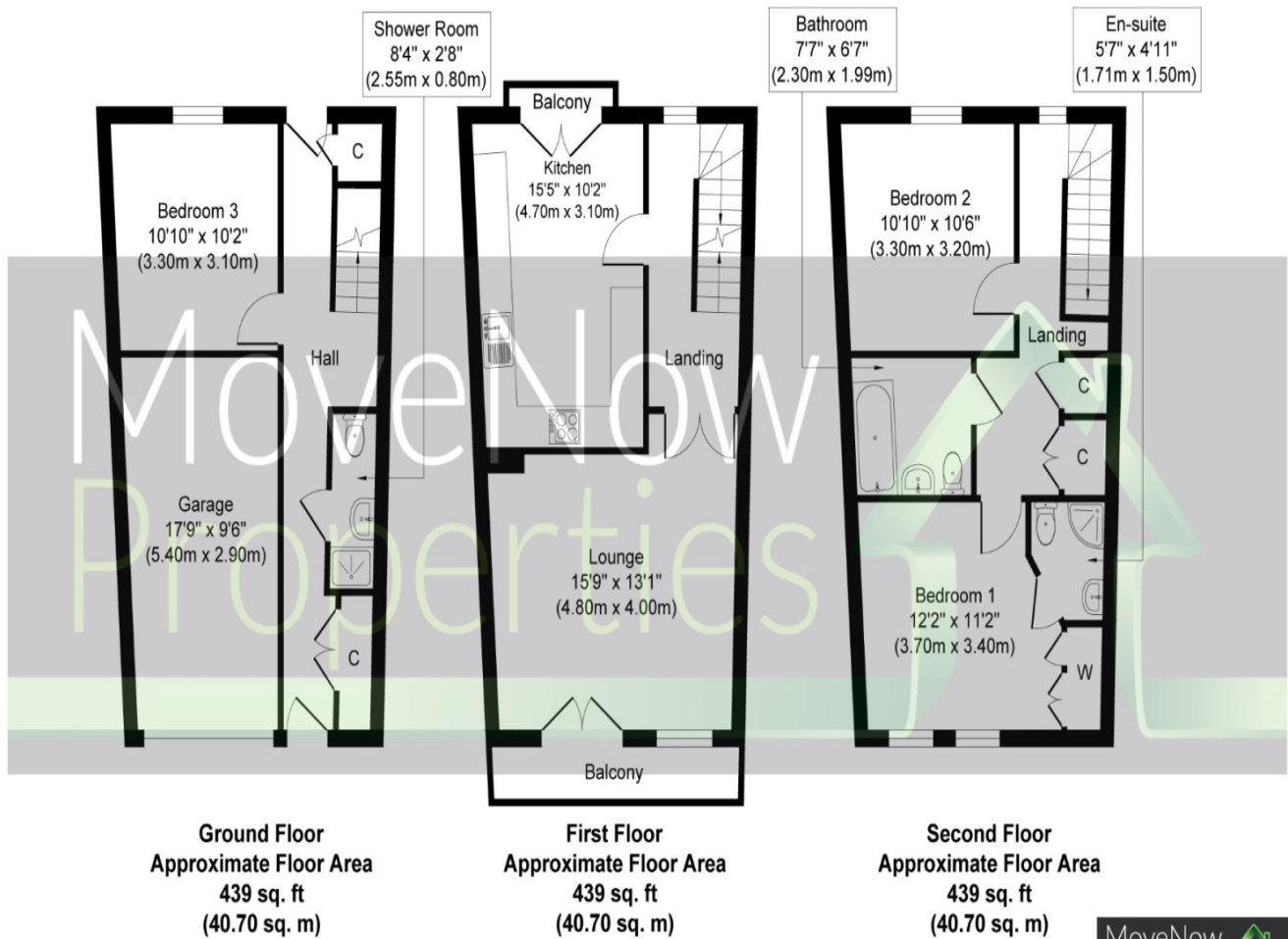
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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