

# Park Row



**Leadwell Lane, Rothwell, Leeds, LS26 0SR**

**Offers In Excess Of £200,000**



\*\*THREE BEDROOM END TERRACE\*\* MODERN KITCHEN\*\* UTILITY ROOM\*\* LAUNDRY ROOM\*\* OFF ROAD PARKING\*\* ENCLOSED GARDEN\*\* GARAGE\*\*

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



## INTRODUCTION

Based on Leadwell Lane in Rothwell, this end terrace house presents an excellent opportunity for families and first-time buyers alike. With three bedrooms, the layout features a welcoming reception room that serves as the heart of the home, perfect for relaxation and entertaining guests.

The house also boasts a utility room and laundry room, providing additional storage and functionality, making household chores a breeze.

Located in a friendly neighbourhood, this home is well-connected to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, convenience, and a welcoming atmosphere, this property on Leadwell Lane is a wonderful place to call home. Don't miss the chance to view.

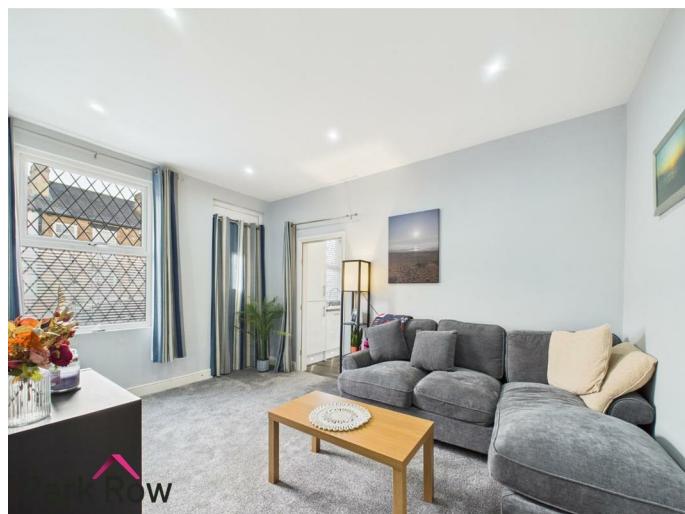
## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a black composite door with a double glazed glass panel within which leads into;

### LIVING ROOM

10'11" x 14'1" (3.34 x 4.30)



A double glazed window to the front elevation, a central heating radiator and an internal doorway which leads into;



### KITCHEN

11'2" x 14'3" (3.42 x 4.35)



A modern kitchen with white high gloss cabinetry to wall and base units, a white ceramic drainer sink with chrome mixer tap over, an induction hob with built in extractor fan over, a built in single oven, stone effect laminate worktops with matching splash back, a built in breakfast bar in matching laminate worktop, integral fridge/freezer, two double glazed windows one to the front elevation and one to the side elevation, a central heating radiator, staircase to the first floor and an internal door way with a step down which leads into;



gloss cabinetry, stone effect laminate worktops and kickstand plus internal doors which lead into;

### LAUNDRY ROOM

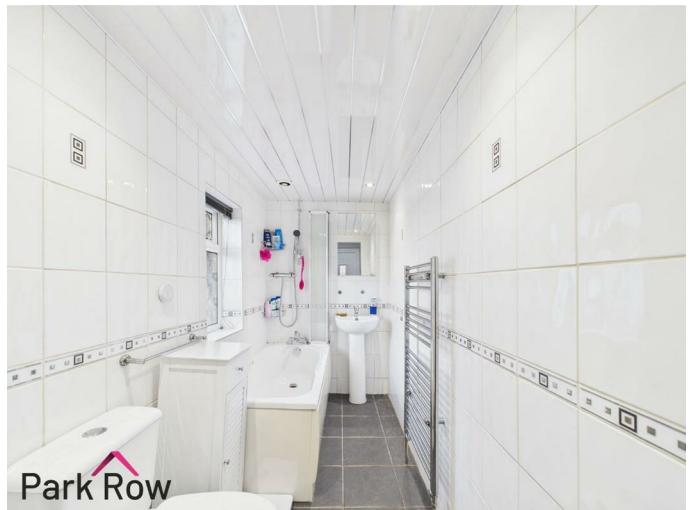
**7'2" x 4'11" (2.19 x 1.52)**



A double glazed window to the rear elevation, a central heating radiator, white high gloss cabinetry to wall and tower units, stone effect laminate worktops, space and plumbing for a washing machine, space for a tumble dryer and a white uPVC external door which leads to the rear elevation.

### BATHROOM

**8'11" x 4'5" (2.72 x 1.35)**



An obscure double glazed window to the rear elevation, a white suite comprising of; a closed couple WC, a pedestal sink with chrome mixer tap over, a panel bath with chrome mixer taps over and a mains chrome mixer shower over, folding glass screen and a chrome towel rail.

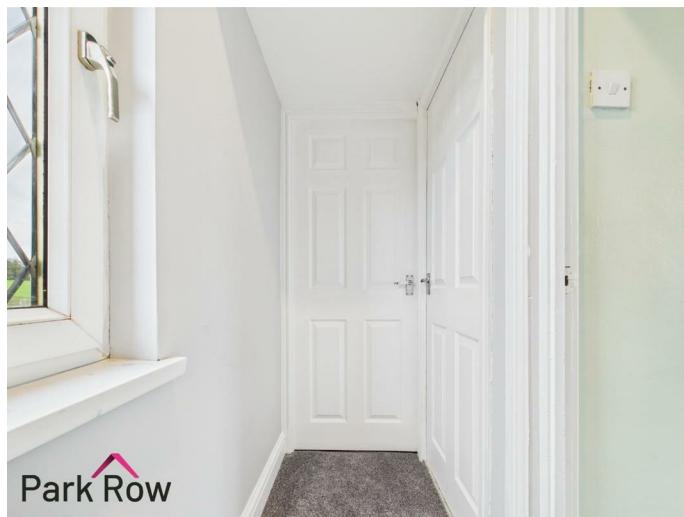
### FIRST FLOOR ACCOMMODATION



A double glazed window to the rear elevation, white high

## LANDING

5'10" x 2'9" (1.79 x 0.86)



A double glazed window to the rear elevation and internal doors which lead into;

## BEDROOM ONE

11'2" x 11'1" (3.42 x 3.38)



A double glazed window to the front elevation, a central heating radiator and a hatch for attic access.

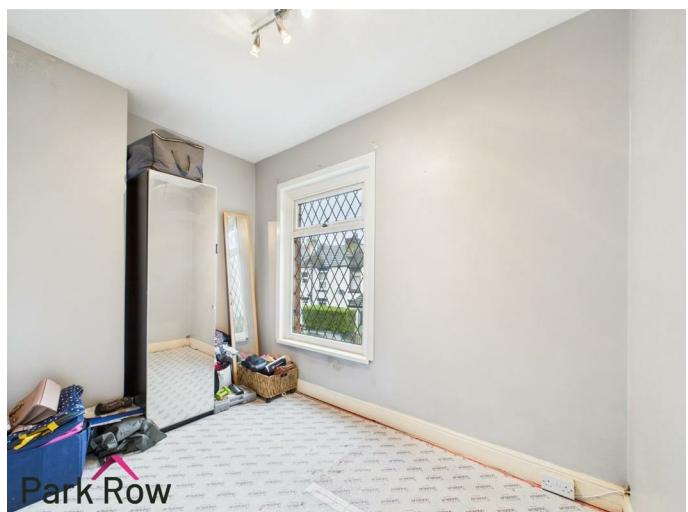


## BEDROOM TWO

11'0" x 6'9" (3.37 x 2.08)



A double glazed window to the front elevation and a central heating radiator.



## BEDROOM THREE

8'3" x 7'3" (2.52 x 2.23)



A double glazed window to the rear elevation and a central heating radiator.

## EXTERIOR

### FRONT

Access to the front of the property via the street.



### REAR



Access to the rear of the property via a foot path which leads cross the rear of the property and access to the up and over garage is across the shared private road.





## AERIAL

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to

## SIDE



Mainly laid to lawn, fence boundary to one perimeter, hedged boundary to the other perimeter, a paved area with space for seating and an outbuilding.



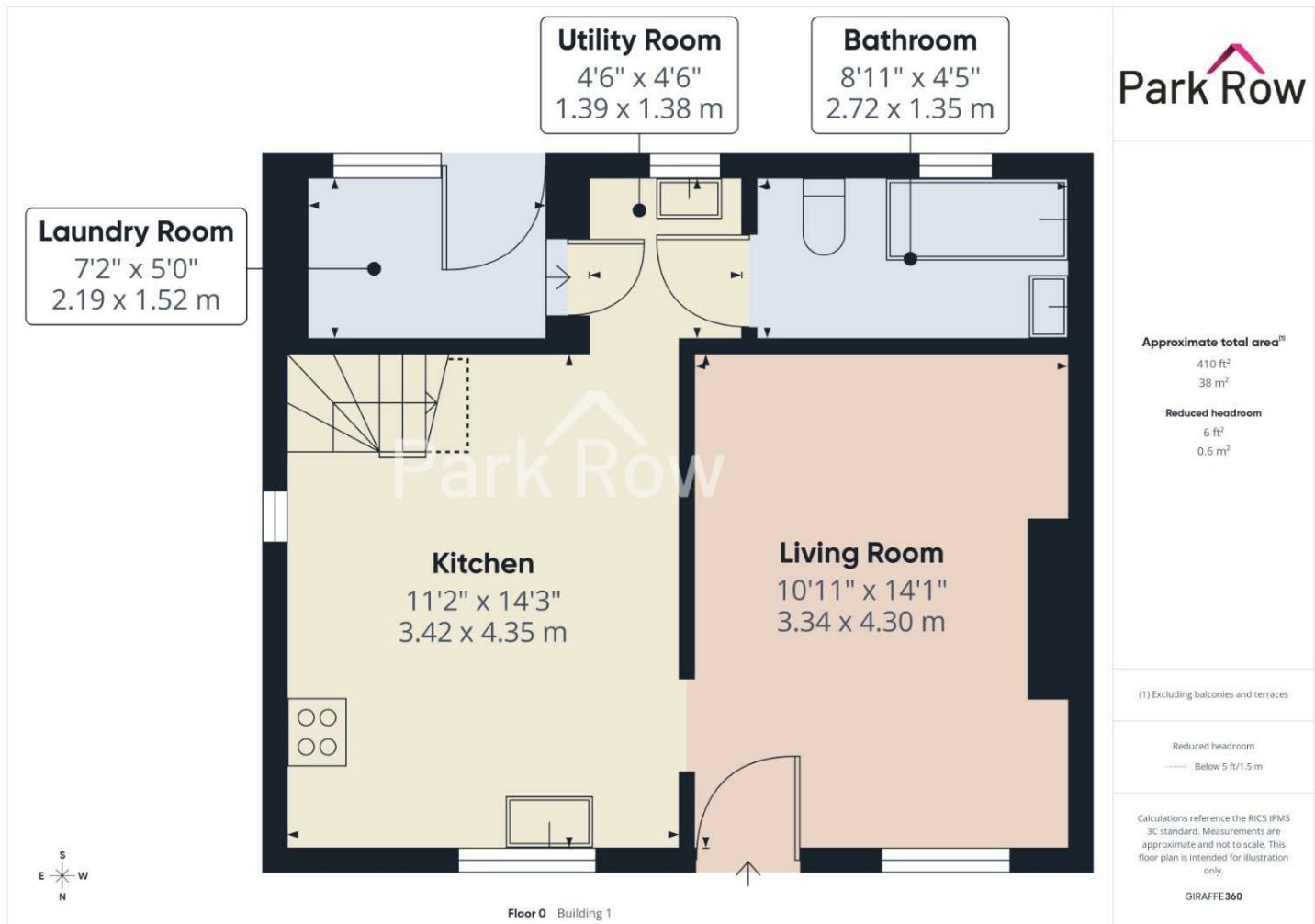
'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

#### **OPENING HOURS**

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

Park Row

### Landing

5'10" x 2'9"  
1.79 x 0.86 m

### Bedroom One

11'2" x 11'1"  
3.42 x 3.38 m

### Bedroom Three

8'3" x 7'3"  
2.52 x 2.23 m

### Bedroom Two

11'0" x 6'9"  
3.37 x 2.08 m

Park Row

Approximate total area<sup>(1)</sup>  
298 ft<sup>2</sup>  
27.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 1 Building 1



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Very energy efficient - lower running costs		78	
EU Directive 2002/91/EC		63	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	G		
Very environmentally friendly - lower CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			