



High Ridge Avenue | Rothwell | LS26 0NS

£220,000

Two bedroom semi-detached bungalow | Council Tax Band B | EPC Rating D

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POPULAR LOCATION. NO CHAIN & VACANT POSSESSION. WELL PRESENTED. CLOSE TO AMENITIES.

Well presented throughout and arranged over a practical single level. A good-sized reception room sits to the front, with a feature fireplace and broad front window giving pleasant natural light. The separate kitchen provides fitted units with ample worktop space and room for appliances, together with an adjoining dining area that comfortably accommodates a table and chairs.

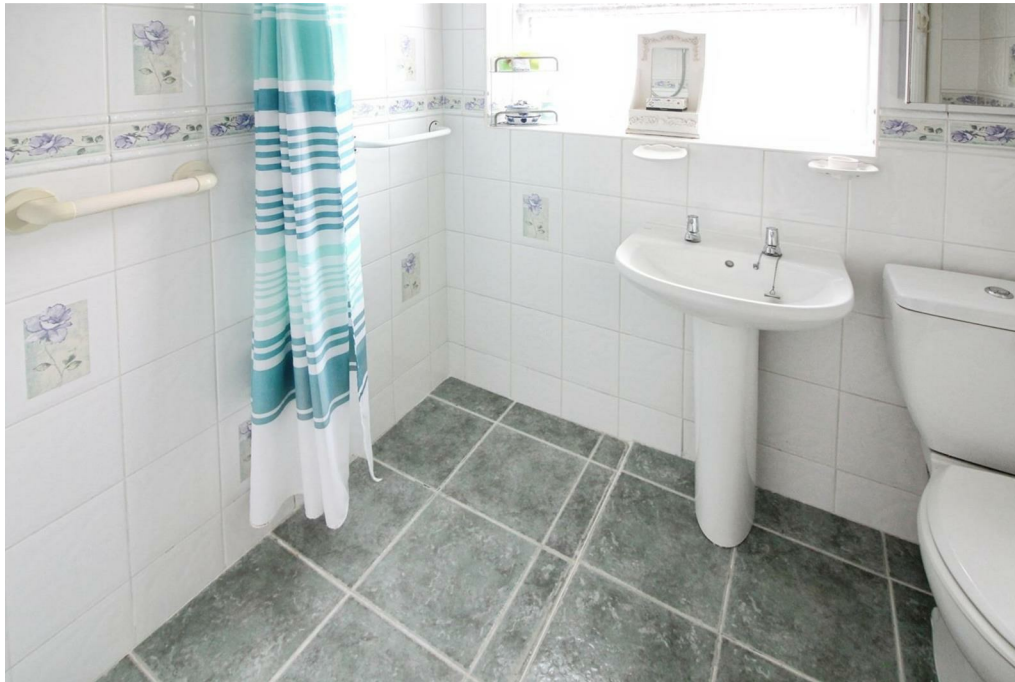
There are two double bedrooms, both enjoying generous proportions and large windows. The wetroom is fitted with a white suite including basin and WC, with tiled walls and flooring for ease of maintenance.

Outside, the front of the bungalow provides off-street space laid to hardstanding and gravel, while to the rear there is an enclosed, low-maintenance garden with paved seating areas and established planting, offering a private setting for outdoor dining, and a single detached garage.

Rothwell offers a good range of local amenities, including shops, cafés and everyday services around Rothwell town centre. Nearby Springhead Park provides green space, play areas and walking routes. The property is well placed for local primary and secondary schools serving the area.

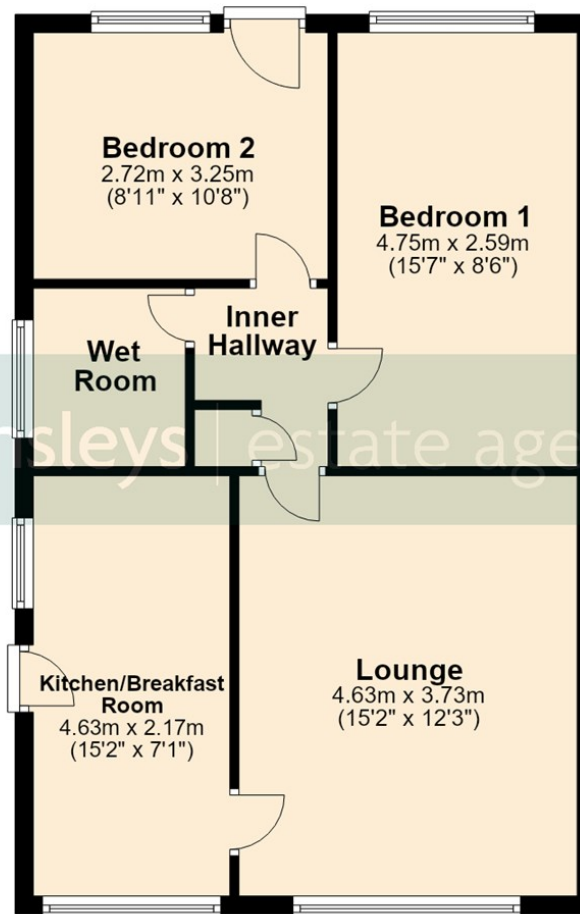
Transport links are convenient, with regular bus services towards Leeds and Wakefield from Rothwell. Woodlesford railway station is within easy reach by car or bus, providing services to Leeds in around 10–15 minutes and to other West Yorkshire destinations. Road access is excellent, with the M1, M62 and A1(M) close by for commuting further afield.





Ground Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 56.7 sq. metres (610.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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