



2 LAMBERTS YARD

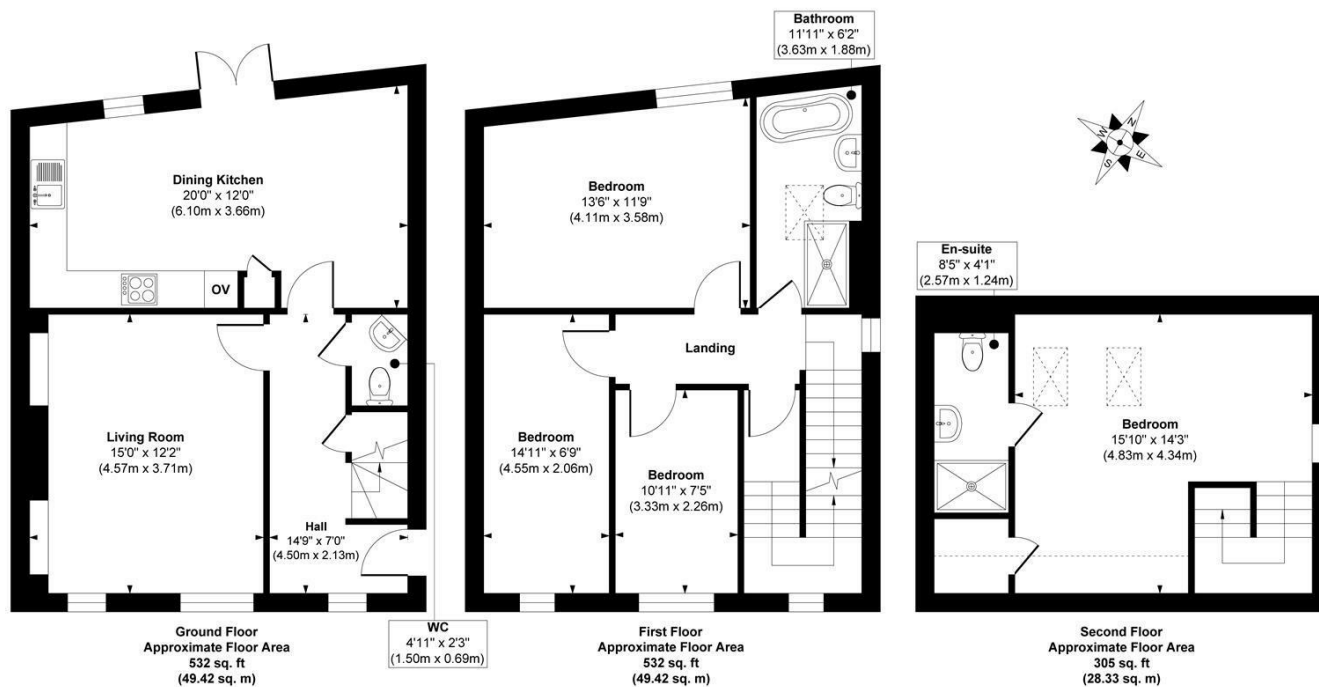
LEEDS, LS26 0DA

£385,000
FREEHOLD

Offered to the market with no onward chain, this exceptional brand-new four-bedroom family home is finished to an outstanding specification and enjoys a prime position within walking distance of Rothwell town centre. The spacious accommodation features a superb lounge with a bespoke media wall, an impressive open-plan kitchen and dining area, a downstairs WC, a contemporary family bathroom with a vaulted ceiling, and four generous double bedrooms, including a principal suite with a stylish en-suite shower room.

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Approx. Gross Internal Floor Area 1369 sq. ft / 127.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

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