

Windsor Crescent | Rothwell | LS26 0LN £170,000

Three bedroom semi-detached | Council Tax Band B | EPC Rating C

Emsleys | estate agents

***NO CHAIN & VACANT POSSESSION. IN NEED OF REFURBISHMENT. CLOSE TO AMENITIES. ***
This property offers a traditional layout with one main reception room, a separate kitchen and three bedrooms to the first floor, together with a family bathroom. The house requires modernisation throughout, making it an excellent opportunity for buyers looking to refurbish to their own specification. Rooms are of practical proportions, with large windows providing good natural light. The kitchen currently has fitted units, while the bathroom is fitted with a basic two-piece suite, and a separate WC.

Outside, there are established front and rear gardens, mainly laid to lawn with pathways and planting, offering clear scope for landscaping and potential extension subject to consents.

Windsor Crescent is well placed for Rothwell town centre, where you will find a range of everyday amenities including supermarkets, independent shops, cafés and pubs along Commercial Street. Rothwell Country Park and Springhead Park are both within easy reach, providing green space, play areas and riverside walks.

Public transport links are convenient: nearby bus routes run into Leeds city centre and surrounding districts, while Woodlesford railway station is approximately 5 minutes' drive away, offering services to Leeds in around 10 minutes and to Wakefield and Sheffield. Road links are strong, with easy access to the M1 and M62 networks for commuting across West Yorkshire.

This is a realistically priced project property in a popular residential area, offering clear potential for improvement and value uplift. Call now to arrange your viewing.











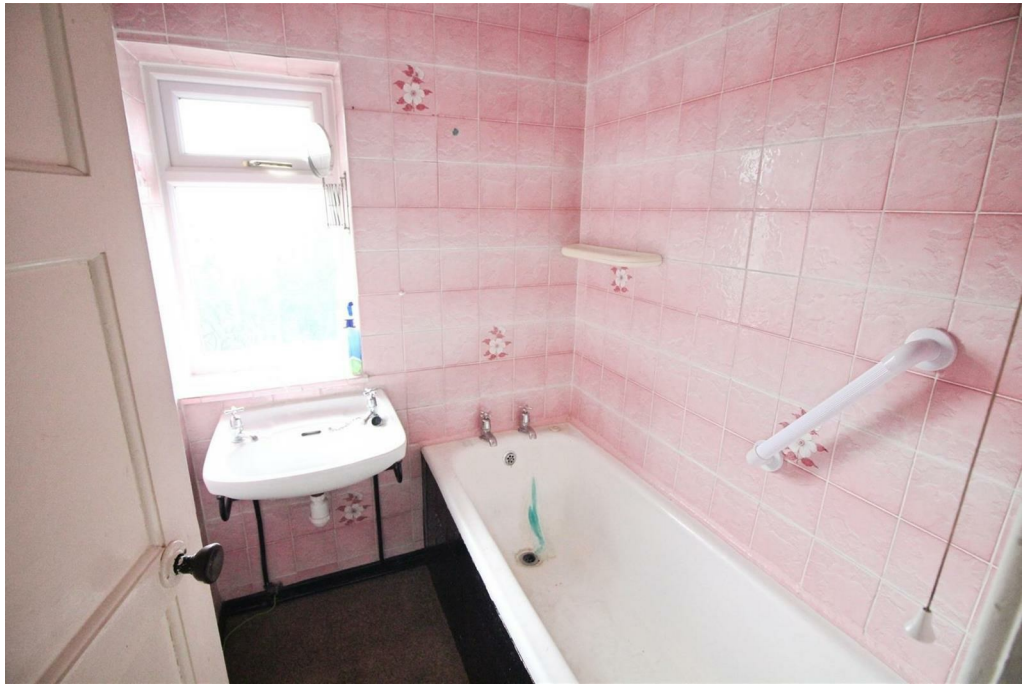



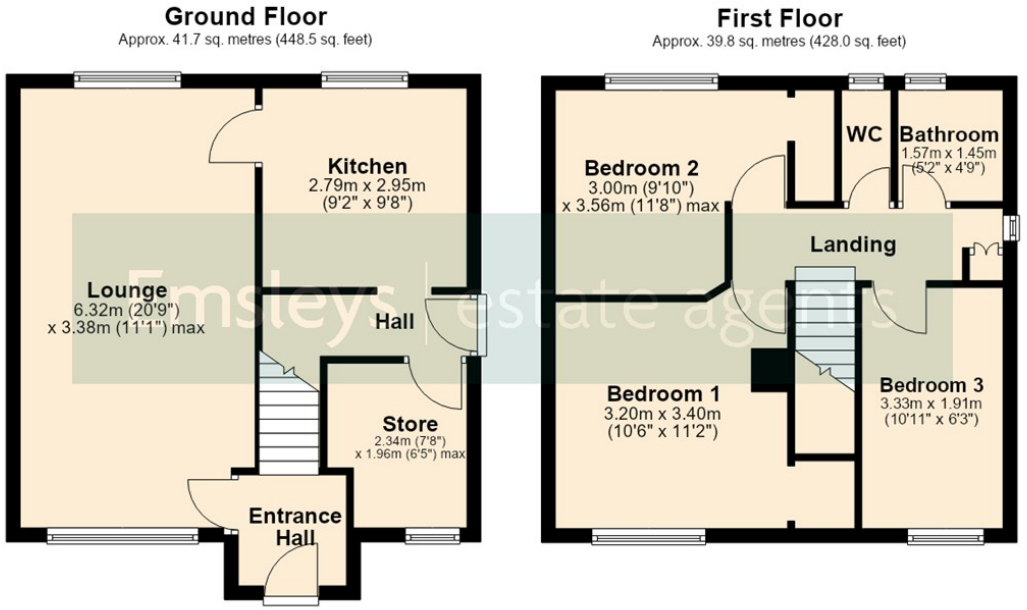

Total area: approx. 81.4 sq. metres (876.4 sq. feet)

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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents