



Rookwood Crescent | Leeds | LS9 0NE

£150,000

Two Bedroom Semi Detached House | Council Tax Band A | EPC Rating D

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*****TWO BEDROOM SEMI DETACHED HOUSE, LARGE DRIVEWAY, SOLD WITH NO ONWARD CHAIN!*****

This two-bedroom semi-detached house is for sale in Leeds and is presented in good condition, offering a practical layout suited to first time buyers or investors

The ground floor features a separate lounge with a fireplace, providing a defined living area away from the kitchen. The kitchen has a wood-effect finish and offers direct access to the garden via a side door, creating a convenient link between indoor and outdoor space. Upstairs, there are two Double bedrooms, including a master bedroom with a fitted cupboard for storage. The bathroom includes an over-bath shower, providing both options.

Externally the property benefits from a private rear garden with a lawn area and patio, To the front of the property is a large driveway for multiple cars and another lawn area

The property has an EPC rating of D and falls within Council Tax Band A, which may be of interest to buyers mindful of running and household costs.

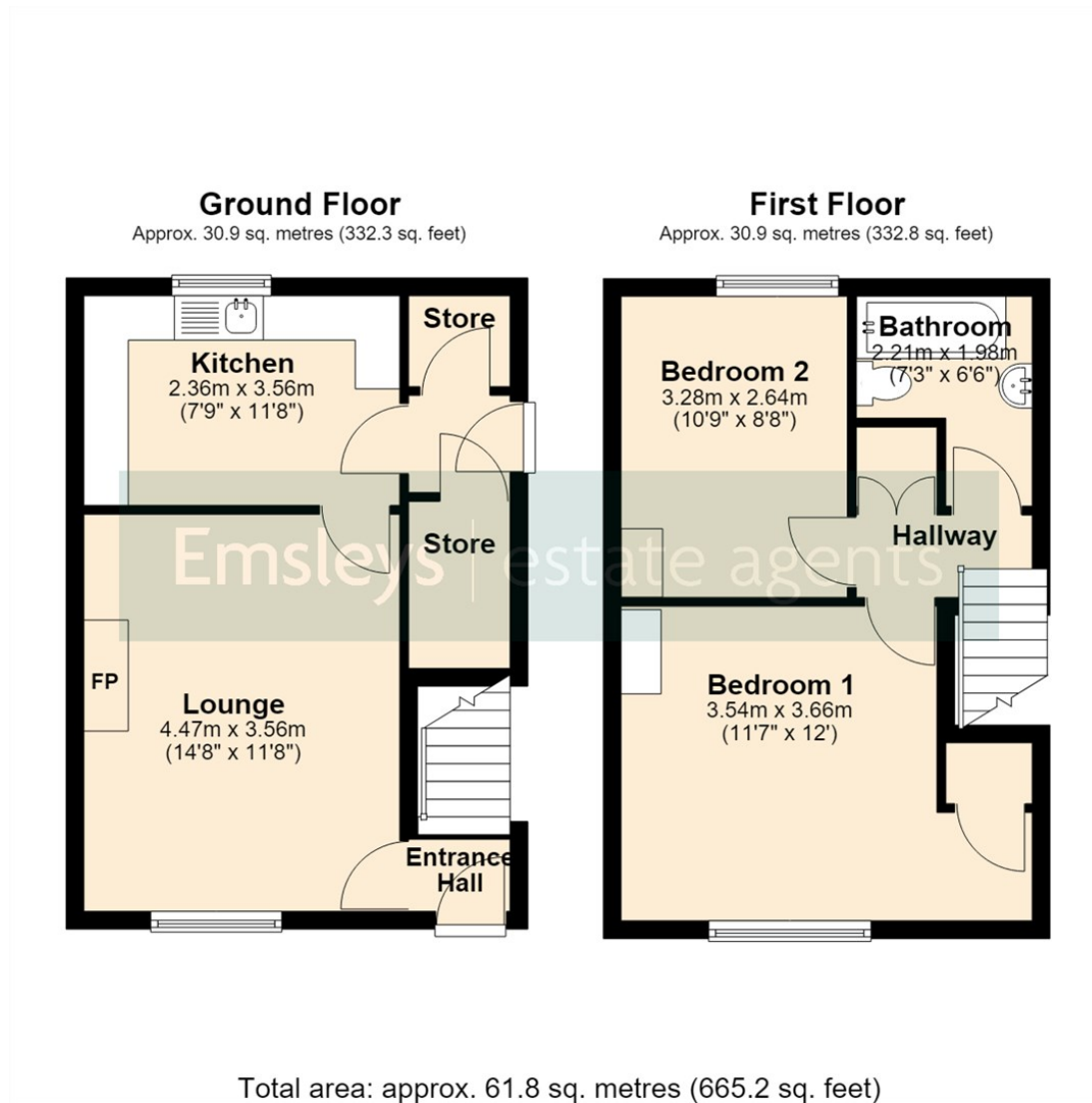
Located in Leeds, the house benefits from access to the city's wider amenities. Leeds city centre offers a broad selection of shops, restaurants, cultural venues and employment opportunities

Local parks and green spaces in Leeds offer opportunities for walking, exercise and recreation, while a range of primary and secondary schools are available, Everyday conveniences such as supermarkets, smaller local shops, cafés and takeaways can be found in various neighbourhood centres within a short drive or bus journey.

Overall, this two-bedroom semi-detached house for sale in Leeds provides established accommodation with a clear layout and access to the wider facilities of the city.







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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