



## 5 MANOR CLOSE

LEEDS, LS26 0RF

£295,000  
FREEHOLD

Newly renovated and beautifully extended three-bedroom family home featuring a spacious layout and an impressive large outdoor annexe—perfect for guests, a home office, or multi-generational living.

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SELLERS OF THE FINEST HOMES

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- Newly Renovated Throughout • 2.5 Bathrooms • Outdoor Annexe With Bar & Plumbing • Loft Conversion • EV Charger • Three Bedrooms With Built In Wardrobes • Private Drive With Space For Three Cars • South Facing Garden • Council Tax Band A • Immaculately Presented



A beautifully renovated and significantly upgraded three-bedroom semi-detached family home, located on the ever-popular Manor Close, just moments from Rothwell town centre. This exceptional property has been thoughtfully modernised throughout and extended into the loft, creating stylish, versatile living space perfectly suited to modern family life.

The home has undergone an extensive renovation programme, including new windows throughout, a fully integrated contemporary kitchen, two luxurious bathrooms, and the addition of a superb garden annexe with plumbing. Offering high-spec finishes and flexible accommodation, this is a truly turn-key home.

Externally, the property provides generous off-street parking for up to three vehicles, complete with an EV charging point. The front garden is designed for easy maintenance, while the rear enjoys a south-facing aspect with attractive astro-turf lawn and a beautifully sized annexe – ideal for entertaining, working from home, or conversion into a gym, beauty room or studio.

Inside, the entrance leads into a stunning living room featuring a log burner and striking black French patio doors that fully open onto the garden, creating a seamless indoor-outdoor flow. The heart of the home is the fully integrated kitchen, fitted with quartz worktops, marble flooring, a double oven, built-in microwave, full-size fridge freezer, washer dryer and

dishwasher. A double-seater breakfast bar provides the perfect informal dining space.

The first floor hosts two well-proportioned bedrooms, both with built-in wardrobes. A stylish study/vanity area leads to the loft conversion. The newly fitted main bathroom showcases marble finishes throughout, chrome fittings and an electric towel heater, creating a sleek and contemporary feel.

The loft conversion forms the impressive third bedroom, complete with built-in wardrobes and its own second bathroom featuring a freestanding bath. The conversion currently benefits from Velux windows and previously had planning permission granted for a rear double dormer, offering further scope if desired (subject to renewed consent).

The south-facing garden is a true highlight, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining. The detached annexe benefits from a skylight, bar area and W/C with plumbing installed, making it an incredibly versatile addition to the home.

### ENVIRONS

The property is within walking distance of Rothwell town centre and its wide range of shops, cafes and amenities. Excellent transport links are nearby, with the motorway network approximately 1.5 miles away and

Leeds city centre around 5 miles from the doorstep. A scenic local park is also within easy walking distance.

#### REASONS TO BUY

- Extensively renovated throughout
- Loft conversion with second bathroom
- South-facing garden
- Detached annexe with plumbing and W/C
- High-spec integrated kitchen with quartz worktops
- Log burner and black French patio doors
- EV charger and parking for three cars
- Walking distance to Rothwell Town Centre
- Scope for further loft enhancement (STPP)

#### TENURE

We are advised that the property is Freehold and vacant possession will be granted upon completion.

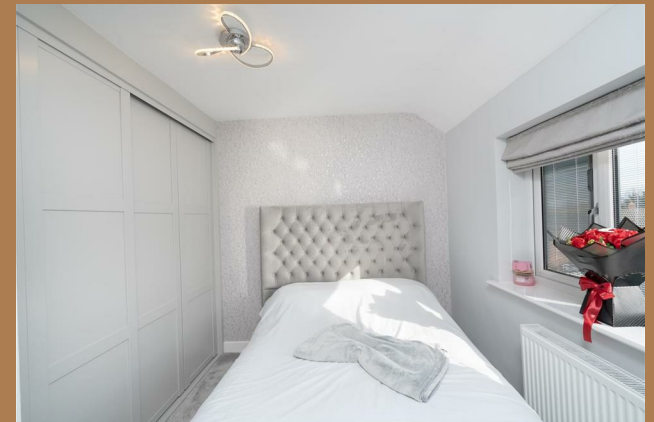
#### LOCAL AUTHORITY

Leeds City Council

Early viewing is strongly recommended to fully appreciate the quality, versatility and exceptional finish this outstanding home offers.

Call Monroe today to arrange your viewing.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

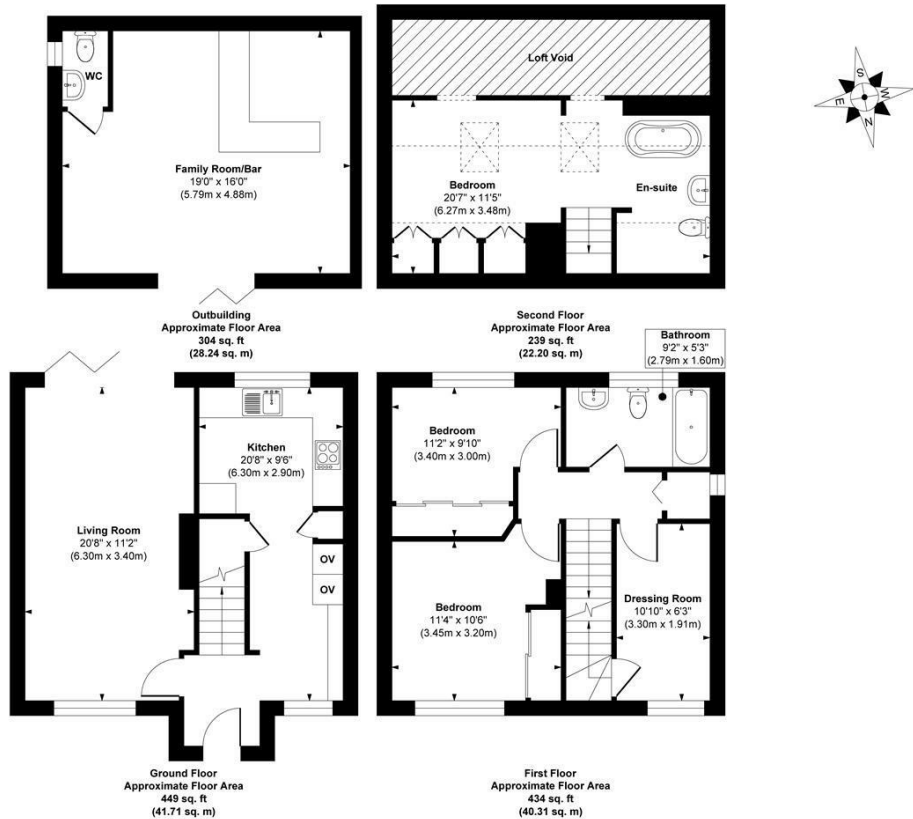
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1426.00 sq ft

**Tenure** – Freehold

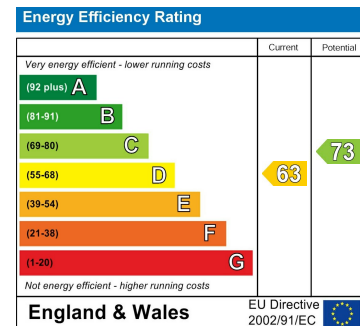
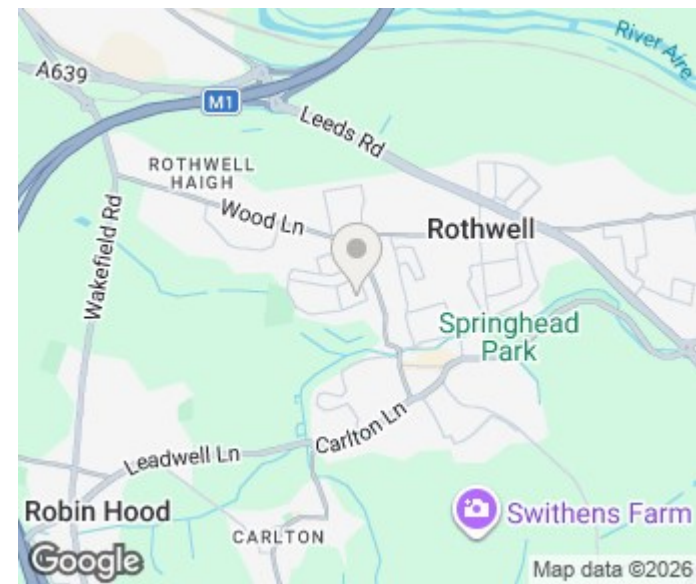




**Approx. Gross Internal Floor Area 1426 sq. ft / 132.46 sq. m (Including Outbuilding)**

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

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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

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