



£230,000

TENURE : FREEHOLD

Middleton Avenue, Rothwell, LS26

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Structural upgrades

full rewire & new heating system

Modern open-plan kitchen/diner with integrated appliances

Stylish living room with bespoke media wall

Contemporary bathroom with new suite and tiling

Master bedroom in rebuilt dormer with far-reaching views

Movenowproperties.com LTD
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Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this beautifully refurbished three-bedroom end-terrace home, finished to a high standard throughout. The property has undergone a full programme of renovation including structural works, full rewire, replumb, upgraded insulation and complete internal modernisation, offering a turn-key home ideal for first-time buyers or families alike.

Living Room

Measurements: 13'2" x 12'1" (4.01m x 3.68m)

A stylish and welcoming living space featuring a newly installed composite entrance door, double glazed window to the front and modern laminate oak flooring. The focal point of the room is a bespoke media wall built into the chimney breast, complemented by wall lighting and recessed spotlights, creating a contemporary yet cosy feel.

As part of the renovation, the room benefits from a full rewire with a new mains board and smart meter, alongside newly plastered walls and upgraded insulation to external walls for improved energy efficiency.

Kitchen / Diner

Measurements: 13'2" x 12'0" (4.01m x 3.66m)

This impressive kitchen/diner has been fully redesigned, offering a range of modern wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, fridge freezer, washing machine and electric oven with gas hob and extractor hood.

The space has been enhanced by the removal of the chimney stack, creating a more open layout, while also housing a brand-new combi boiler. A double glazed window and UPVC rear door provide natural light and access to the garden.

The property has been fully replumbed with new pipework, radiators and smart gas and water meters, ensuring efficiency and reliability throughout.

Stairs and Landing

With new carpet flooring, recessed spotlights and access to all first-floor rooms, the landing reflects the quality seen throughout the home.

Bedroom Two

Measurements: 13'2" x 12'0" (4.01m x 3.66m)

A generously sized double bedroom with new carpet flooring, radiator and double glazed window to the front elevation. The room includes fitted sockets within the chimney breast for wall-mounted TV use if desired.

Like the rest of the property, it benefits from new double glazing, full rewire and upgraded insulation.

Bedroom Three

Measurements: 9'5" x 7'11" (2.86m x 2.42m)

A well-proportioned third bedroom featuring new carpet flooring, radiator and a double glazed window overlooking the rear garden with pleasant field-side views.

The room has been fully replastered and insulated, making it ideal as a bedroom, nursery or home office.

Bathroom

Measurements: 9'3" x 4'10" (2.82m x 1.48m)

A contemporary bathroom fitted with a brand-new suite, including a bath with overhead mains shower and waterfall showerhead, glass screen, low flush WC with concealed system and a vanity wash basin.

Finished with modern wall and floor tiling, chrome heated towel rail and a frosted double glazed window. The room also benefits from new plumbing throughout as part of the full house renovation.

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Bedroom One (Second Floor)

Measurements: 19'0" x 12'8" (5.78m x 3.86m)

An impressive master bedroom set within a completely rebuilt dormer, featuring a new flat roof and large double glazed window offering far-reaching views, along with an additional Velux window for added natural light.

The room includes exposed beams, recessed spotlights and useful eaves storage. The loft area has been extensively upgraded with Kingspan insulation between rafters, foil-taped joints and insulated plasterboard, ensuring excellent thermal efficiency.

Outside

To the front of the property is a low-maintenance buffer garden with gated access.

To the rear is a fully enclosed garden, recently landscaped with new turf, fencing, gate and paving, providing an ideal outdoor space.

Additional external improvements include a new downpipe, repointed brickwork, repainted lintels and the removal of the rear porch to enhance space and appearance.

The property has been taken back to brick and fully replastered, with all new woodwork and door frames installed.

Enhanced insulation has been fitted throughout, including insulated plasterboard to external walls and rock wool within internal stud walls and ceilings, improving both warmth and soundproofing.

Location

Situated within a popular residential area of Rothwell, this property enjoys a highly convenient position with a range of local amenities, schools and transport links close at hand.

The property is ideally placed for access to nearby shops, cafés and everyday essentials, while also benefiting from excellent connectivity to Leeds city centre and surrounding areas via well-regarded road and public transport links.

Rothwell itself offers a strong sense of community alongside green spaces and pleasant surroundings, making it an appealing choice for a wide range of buyers seeking both convenience and lifestyle.

EPC Rating:

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: End-terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street.

Building safety N/A

Restrictions N/A

Rights and easements Pedestrian right of way outside of garden fence for neighbouring properties

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

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Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

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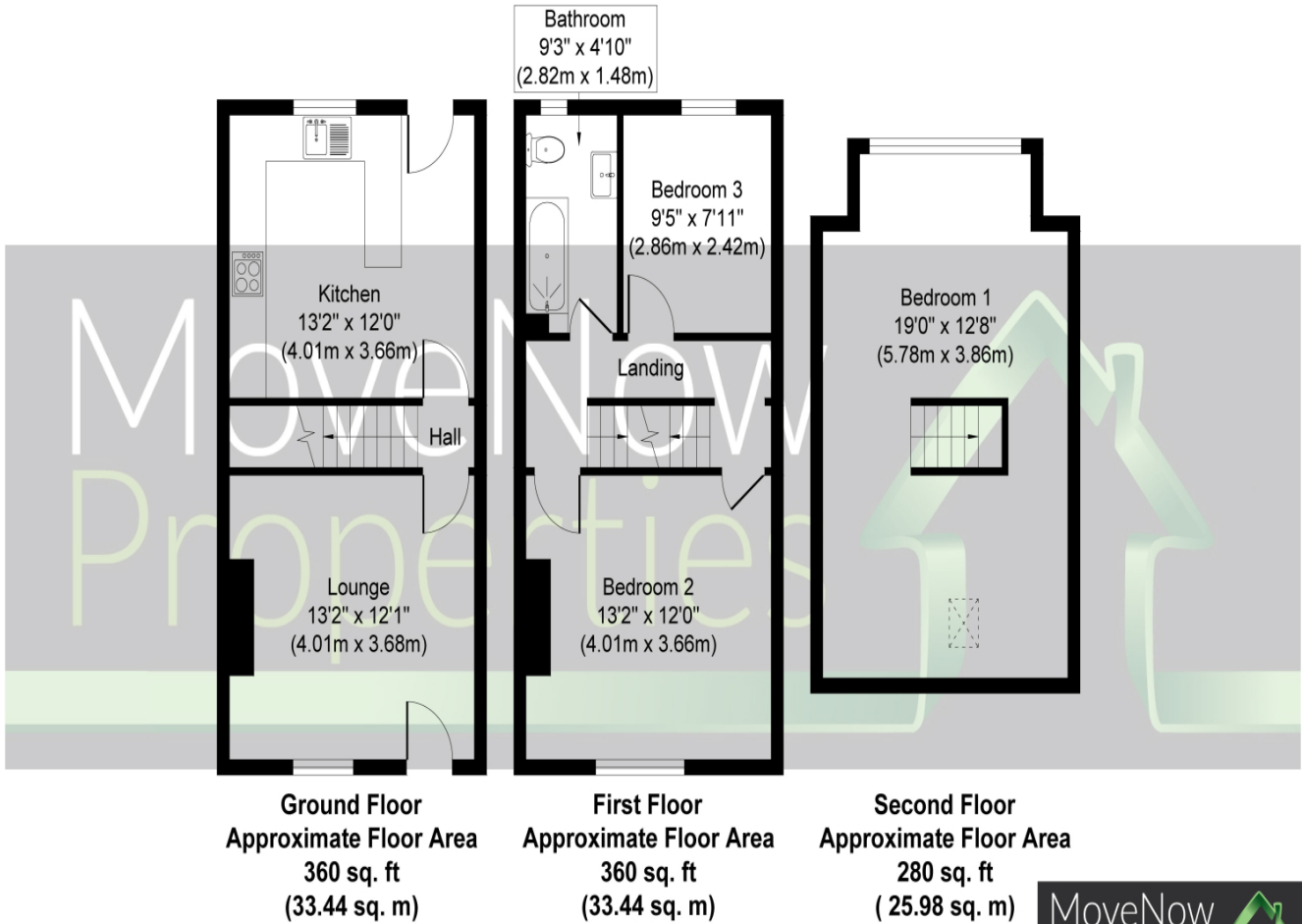




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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