



Haighside Way, Rothwell LEEDS LS26 0UG

welcome to

Haighside Way, Rothwell LEEDS

Beautifully extended four-bedroom detached family home situated in sought-after Rothwell. Featuring an exceptional open-plan kitchen, dining and living space with island and bi-fold doors, separate utility room, private garden and stylish accommodation throughout.

Living Room

14' 2" max x 12' 9" max (4.32m max x 3.89m max)

Kitchen

21' 2" max x 26' 8" max (6.45m max x 8.13m max)

Utility Room

13' 1" max x 8' 7" max (3.99m max x 2.62m max)

First Floor Landing

Bedroom One

10' 7" max x 13' 8" max (3.23m max x 4.17m max)

Bedroom Two

10' 8" max x 12' 1" max (3.25m max x 3.68m max)

Bedroom Three

9' 5" max x 9' 3" max (2.87m max x 2.82m max)

Bedroom Four

10' 7" max x 10' 4" max (3.23m max x 3.15m max)

Bathroom

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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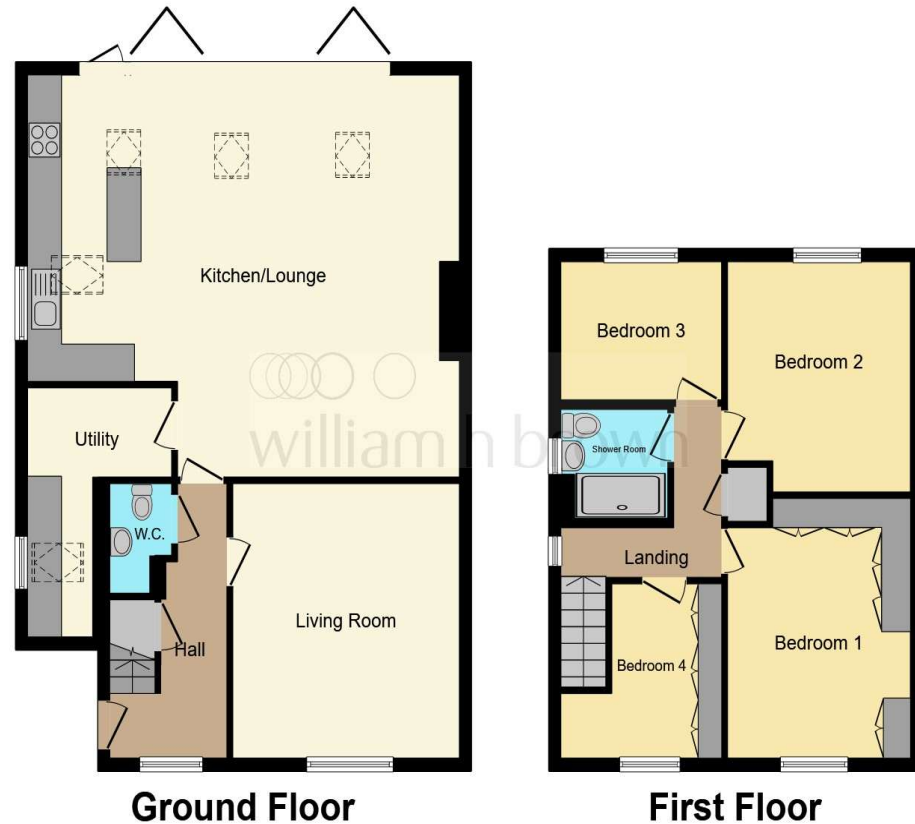
- Four generously-sized bedrooms
- Stunning Extended Detached Family Home
- Four Generous Bedrooms
- Exceptional Open-Plan Kitchen & Living Space
- Feature Kitchen Island

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£375,000 - £385,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WAK125829 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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