Park Row

The proactive estate agent

Castle Lodge Avenue, Rothwell, Leeds, LS26 0ZD

Offers Over £140,000

2 1 1 C

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

Set within the highly regarded Castle Lodge development in the heart of Rothwell, this beautifully presented ground floor apartment offers the perfect combination of contemporary living, convenience and accessibility. Whether you're a first-time buyer, professional, downsizer or investor, this superb home presents an excellent opportunity and is offered to the market with no onward chain.

The apartment boasts two well-proportioned bedrooms alongside a spacious open-plan living area, creating a bright and welcoming space ideal for both relaxing and entertaining. A modern fitted kitchen and stylish bathroom complement the accommodation, while the ground floor position provides easy access and added practicality. Externally, the property benefits from allocated parking.

Castle Lodge enjoys an enviable location surrounded by established residential homes and attractive community green spaces.

Ideally positioned for commuters, the development offers excellent access to both Leeds and Wakefield, with nearby railway stations providing convenient transport links. A wide range of local shops, cafés, schools and everyday amenities are all within easy reach, making this a fantastic place to call home or a smart investment opportunity.

Early viewing is highly recommended to appreciate everything this exceptional apartment has to offer.

Hallway

Access to the living room, bathroom and both bedrooms. Storage cupboards. Carpeted throughout. Central heated radiator.

Living Room

8' x 12'6" (2.45 x 3.82)

Open plan to the kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side elevation.

Kitchen

12'4" x 6'8" (3.75 x 2.02)

A modern range of high and low level kitchen base units with integrated appliances including oven, hob, extractor hood and fridge freezer. Sink with drainer and chrome tap. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Bedroom One

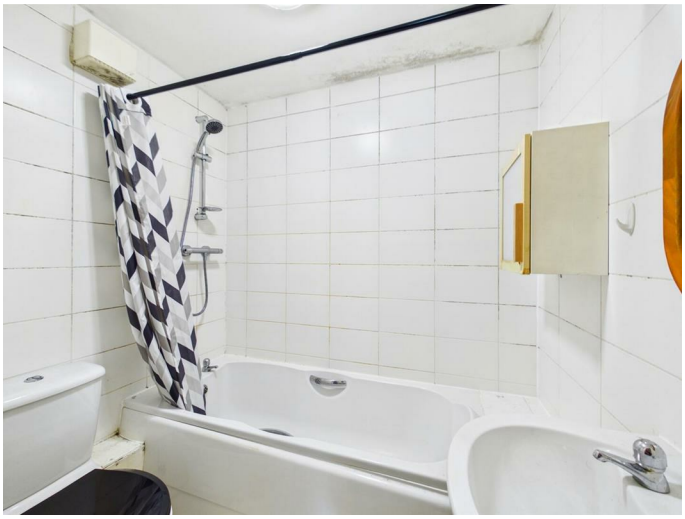
7'8" x 9'7" (2.34 x 2.93)

Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

Bedroom Two
11'2" x 6'4" (3.41 x 1.94)

Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bathroom
4'9" x 6'5" (1.45 x 1.95)

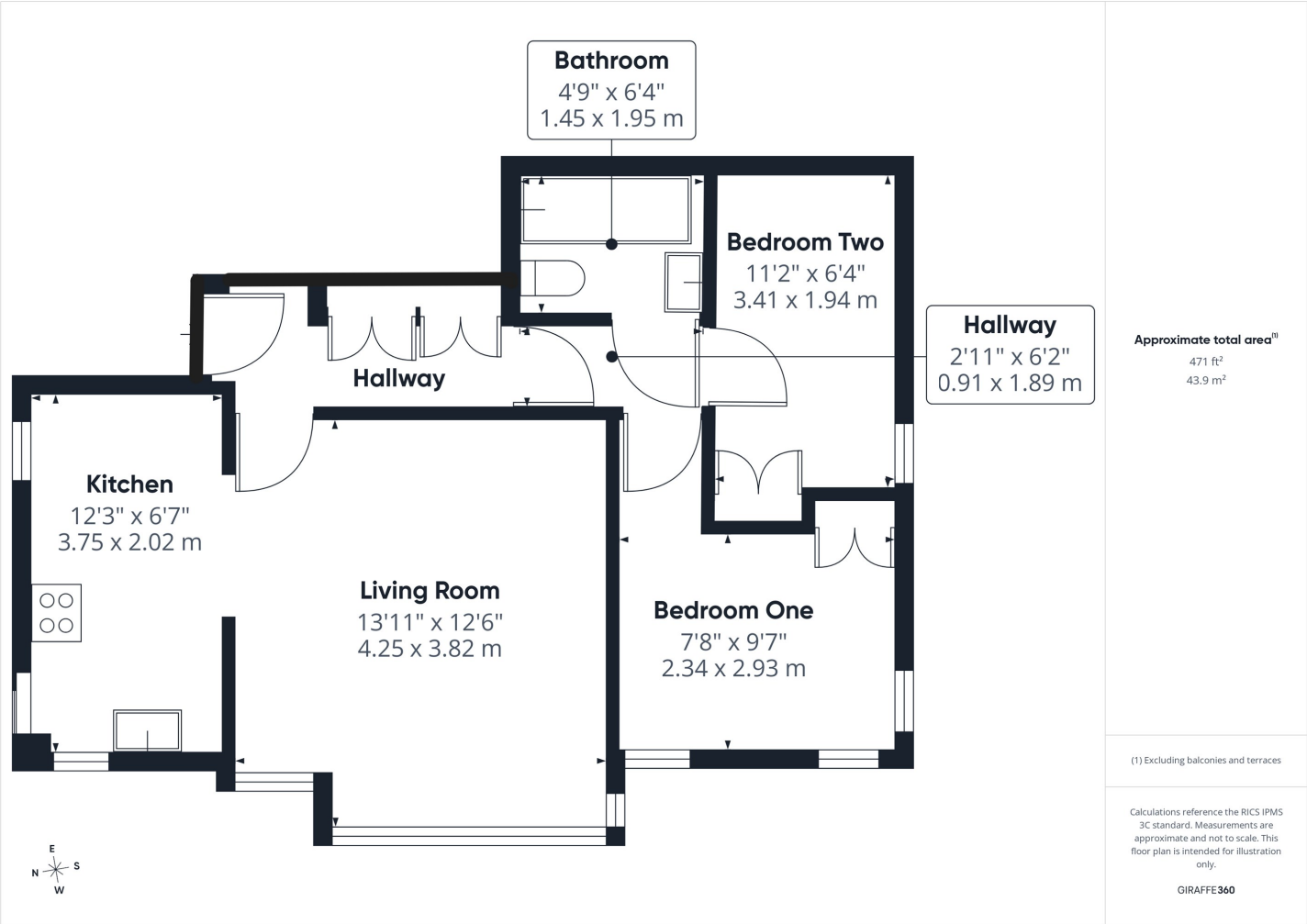


White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps and mains feed shower. Extractor fan. Full height wall tiling. Central heated radiator.

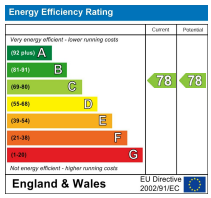
External

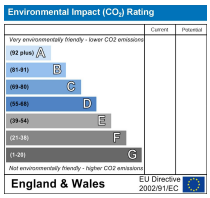
Occupying an enviable position within this distinctive and highly regarded development, the apartment enjoys access to beautifully maintained communal grounds surrounding the iconic clock tower building, creating an impressive first impression for residents and visitors alike. The property benefits from an allocated parking space.

The attractive communal entrance is accessed via a paved pathway through the landscaped grounds, leading to a secure entry system and well-maintained communal areas. Ideally positioned on the ground floor, the apartment offers convenient and accessible accommodation within this development, whilst remaining within easy reach of local amenities and transport links.



T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS