



Rosewood Court | Rothwell | LS26 0XG

£190,000

Two bedroom semi-detached | Council Tax Band A | EPC Rating C

Emsleys | estate agents

*****TUCKED AWAY LOCATION. IDEAL STARTER HOME. CLOSE TO AMENITIES. UTILITY OFF GARAGE.*****

This delightful property presents an excellent opportunity for first-time buyers seeking a well-presented home in a sought after location. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and welcoming, with an seamless flow from the kitchen to the conservatory via the lounge making it easy to envision your own personal touches throughout. The property boasts two comfortable bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the house features a utility room off the garage, which adds to the practicality of the home, allowing for efficient use of space and storage. One of the standout features of this property is the generous parking space, accommodating up to two vehicles. This is a rare find in many homes and adds significant value for those with multiple cars or guests. Overall, this semi-detached house in Rosewood Court is a fantastic opportunity for anyone looking to step onto the property ladder. With its well-presented interiors and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home. Call now to arrange your viewing.







Total area: approx. 67.6 sq. metres (727.7 sq. feet)

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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents