



HODSONS



ASKING PRICE

£255,000

Churchfield Grove

Leeds, LS26 0LL



Situated in a pleasant cul-de-sac in the highly sought-after area of Rothwell, this beautifully extended home offers a superb blend of space and potential. Perfect for families and professionals alike, this property is thoughtfully designed with generous living areas and the added advantage of being chain-free. Upon entering, you are greeted by a spacious through lounge and dining area, an ideal setting for entertaining or unwinding with family. The fitted kitchen, equipped with ample storage and workspace, caters perfectly for busy households.

The property boasts four well-proportioned bedrooms, each offering versatility to suit your lifestyle needs, whether a home office, or a playroom. The family bathroom completes the first floor, featuring a neutral décor and practical layout.

Externally, the home continues to impress with a driveway leading to a detached garage, ensuring secure parking and additional storage. To the rear, a delightful enclosed garden awaits, offering a perfect space for outdoor living. The lawned area and timber decking provide a wonderful backdrop for enjoying the fresh air.

Situated in Rothwell, a thriving town within easy reach of Leeds city centre, this property benefits from an excellent array of local amenities. Rothwell offers a charming mix of independent shops, cafes, and pubs, as well as well-regarded schools and leisure facilities. The area is also surrounded by beautiful green spaces, including Rothwell Country Park, making it a haven for outdoor enthusiasts. With excellent transport links to Leeds, Wakefield, and beyond, Rothwell is a convenient and desirable location for commuters.

This fantastic home offers incredible potential and a lifestyle of convenience and comfort. Don't miss the chance to make this property your own.

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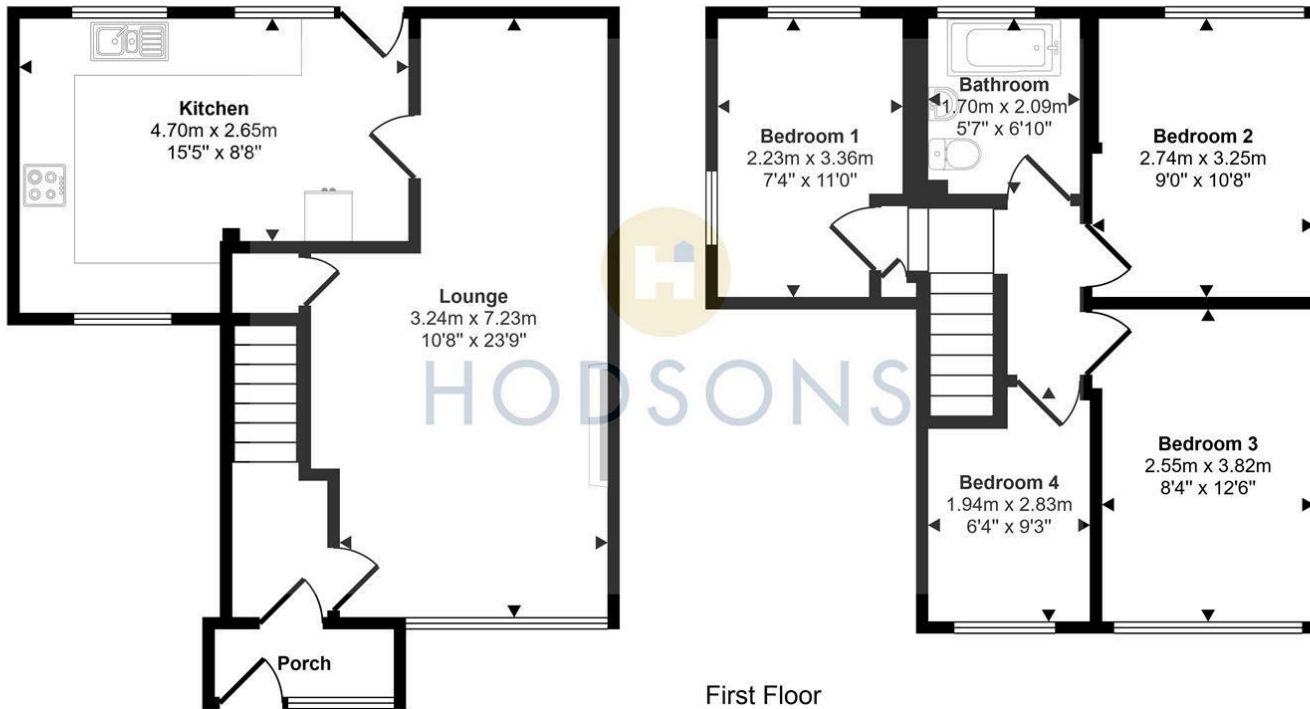


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Approx Gross Internal Area
85 sq m / 919 sq ft



First Floor
Approx 42 sq m / 454 sq ft

Ground Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk