



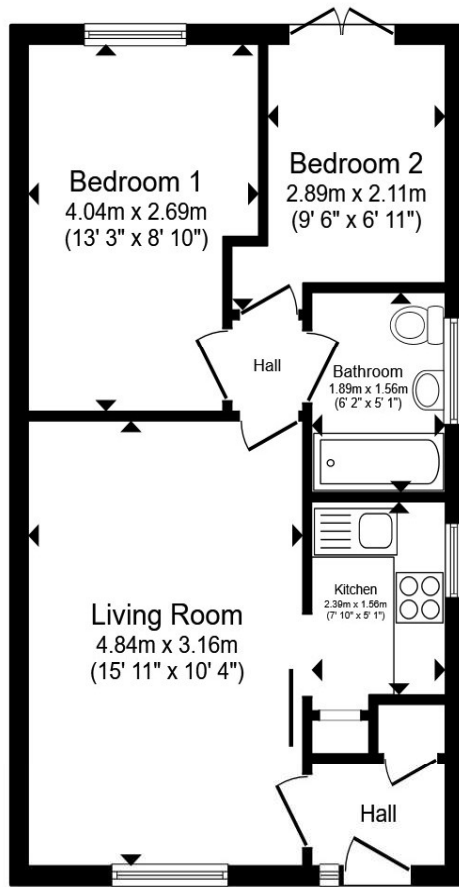
**Wood Crescent, Rothwell Leeds LS26 0UJ**

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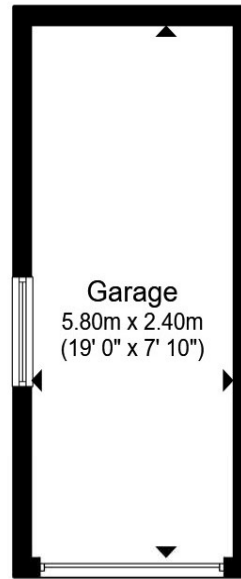
## Wood Crescent, Rothwell Leeds

Guide Price £200,000-£210,000! A two-bedroom semi detached bungalow located on a Cul de sac in Rothwell. NO UPPER CHAIN!!





**Floor Plan**



**Garage**

**Kitchen**

8' 2" max x 5' 4" max ( 2.49m max x 1.63m max )

**Living Room**

12' 9" max x 10' 3" max ( 3.89m max x 3.12m max )

**Bedroom One**

13' 2" max x 9' 8" max ( 4.01m max x 2.95m max )

**Bedroom Two**

10' 5" max x 8' 2" max ( 3.17m max x 2.49m max )

Total floor area 57.2 m<sup>2</sup> (615 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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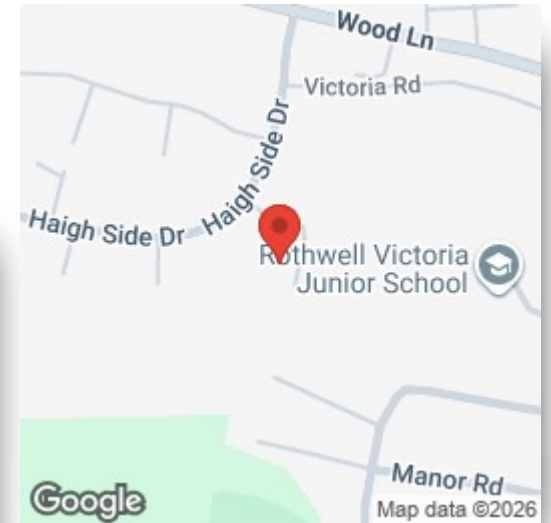
## Wood Crescent, Rothwell Leeds

- Two-bedroom semi-detached bungalow
- Loft space with potential to convert subject to planning permission
- Modern kitchen
- Driveway
- Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127530](http://williamhbrown.co.uk/Property/WAK127530)



Property Ref:  
WAK127530 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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