



HODSONS

ASKING PRICE

**£175,000**

**West Parade**

Leeds, LS26 0AT



HODSONS

## PROPERTY SUMMARY

An ideal purchase for the first time buyer/young professional to purchase this well presented two bedroom mid terrace property situated in the heart of Rothwell, within walking distance of local shops and amenities. Offered with no onward chain.

2



1



1





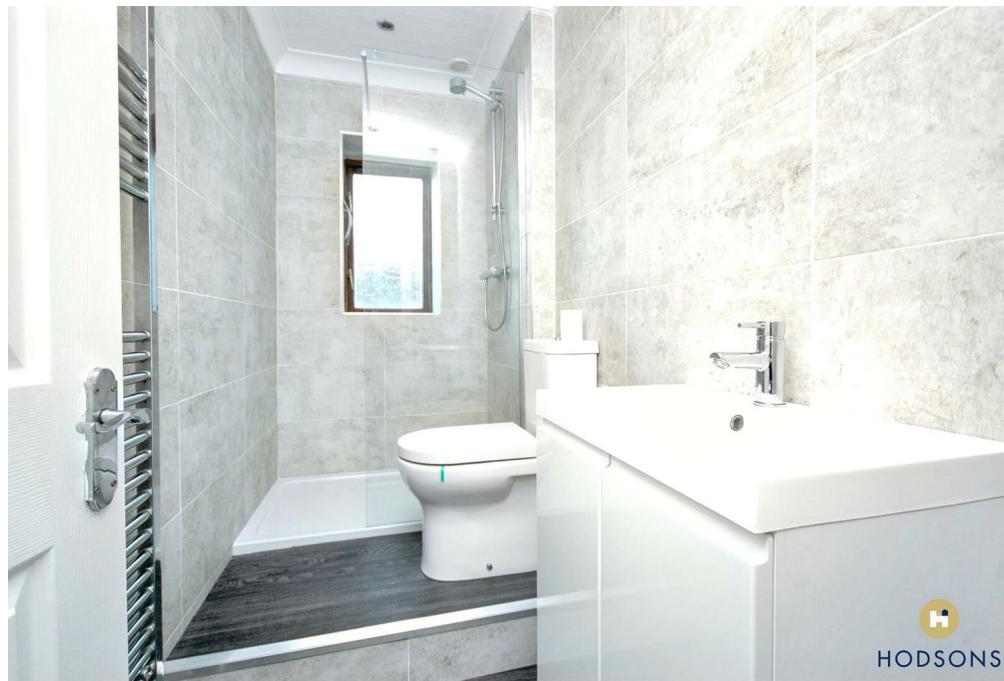
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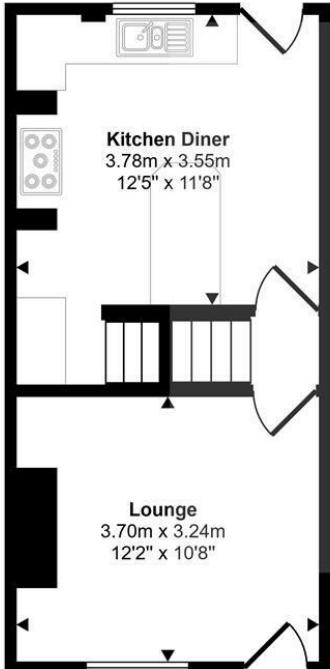


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Approx Gross Internal Area  
83 sq m / 891 sq ft



Ground Floor  
Approx 30 sq m / 319 sq ft

 Denotes head height below 1.5m

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.

#### OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

#### OFFICE DETAILS

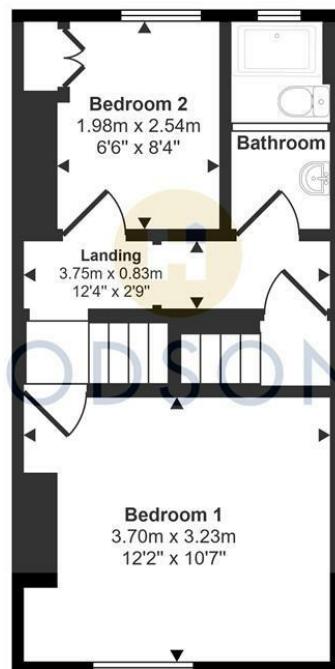
01924 200544  
[wakefield@hodsonsproperty.co.uk](mailto:wakefield@hodsonsproperty.co.uk)  
[www.hodsonsproperty.co.uk](http://www.hodsonsproperty.co.uk)

**LOCAL AUTHORITY**  
Leeds City Council

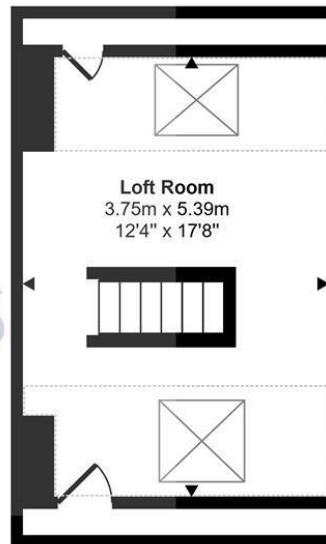
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

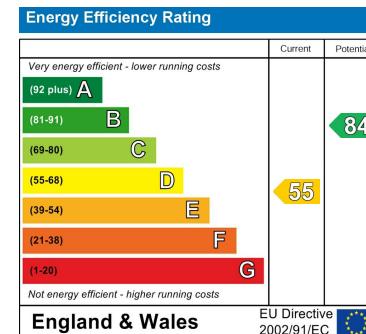
**VIEWINGS**  
By prior appointment only



First Floor  
Approx 29 sq m / 316 sq ft



Second Floor  
Approx 24 sq m / 256 sq ft



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