





31 WINDSOR CRESCENT

LEEDS, LS26 0LN

£235,000

FREEHOLD

A well-presented three-bedroom semi-detached home on Windsor Crescent in Rothwell, offering generous living space and a south-facing garden, perfect for first-time buyers or growing families, all within easy reach of the town centre.

MONROE

SELLERS OF THE FINEST HOMES

31 WINDSOR CRESCENT

• Stunning Three Bed Semi - Detatched House • Off Street Parking • South Facing Garden • Feature Log Burner • New Bathroom • Perfect For First Time Buyers • Walking Distance To Rothwell Town Centre • Scope for loft enhancement (STPP) • Council Tax Band B





A beautifully presented three-bedroom semi-detached home located on Windsor Crescent in Rothwell, offering an excellent opportunity for first-time buyers or growing families. Situated within a popular residential area, this property provides spacious accommodation, a south-facing garden and great potential to add value.

The home has been well maintained and benefits from a newly fitted bathroom, double glazing and practical living space throughout. While it has not been extended into the loft, there remains clear potential for future enhancements (subject to planning consent), allowing buyers to personalise and improve further over time.

Inside, the entrance leads into a bright and welcoming living room which has a log burner perfect for family relaxation and also which through double patio doors to the rear garden. The kitchen offers functional workspace and room for dining, providing a practical heart to the home with scope for modernisation if desired.

The first floor comprises three double bedrooms all with built in storage and the newly installed contemporary bathroom, finished to a good standard with modern fittings and fixtures. A loft provides extra storage and potential fourth bedroom/reception room subject to the correct planning.

Outside, the property benefits from a generous south-facing garden and decking. The front provides off-street parking with space for up to four vehicles, adding to the convenience of the home.

ENVIRONS

Located close to Rothwell town centre, the property enjoys easy access to local amenities, schools and transport links. The motorway network is within convenient reach, with Leeds city centre easily accessible for commuting and work opportunities.

REASONS TO BUY

- Ideal for first-time buyers or growing families
- Three-bedroom semi-detached home
- Newly fitted bathroom
- South-facing garden
- Off-street parking
- Scope to add value
- Popular residential location
- Close to Rothwell town centre

TENURE

We are advised the property is Freehold and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Leeds City Council

Early viewing is highly recommended to appreciate the space and potential this home has to offer. Contact us

today to arrange your viewing.

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BEER GARDEN







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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

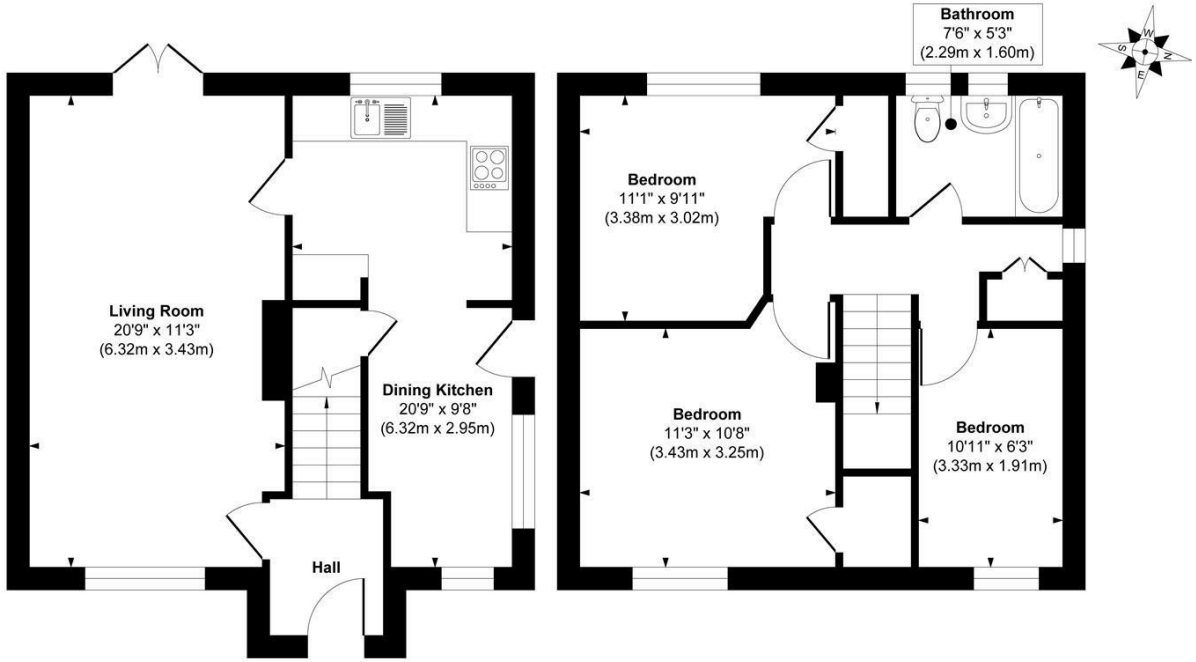
Viewings – By Appointment Only

Floor Area – 895.00 sq ft

Tenure – Freehold





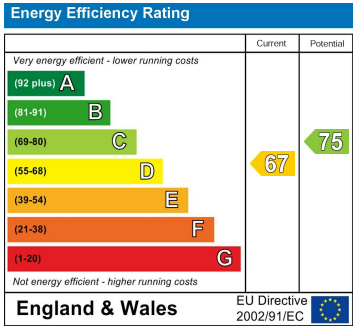


Approx. Gross Internal Floor Area 895 sq. ft / 83.14 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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

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