



24 QUEENSWAY
LEEDS, LS26 0NB

£230,000
FREEHOLD

Monroe is thrilled to present this delightful two-bedroom, semi-detached home in the heart of Rothwell. Offering a fantastic opportunity for first-time buyers or families alike, this property's standout feature is its exceptionally large rear garden, providing an incredible amount of outdoor space that is rare to find.

MONROE

SELLERS OF THE FINEST HOMES

24 QUEENSWAY

- Sought after Rothwell location
- Perfect family home
- Great for first time buyers/downsizers
- Beautifully presented throughout
- Turn key property
- Huge rear garden perfect for entertaining
- Off road parking to the front of the property
- Options to extend
- Situated on a corner plot
- South facing garden



A charming and highly functional family home situated in Queensway, Rothwell, is now available. This property is perfect for a variety of buyers.

The main house is meticulously designed across two floors. Upon entry to the ground floor, you are met with a practical entrance hall and stairs to the upper level. To the left is a dedicated, functional kitchen with dual-aspect lighting, offering ample counter space. To the right, a large, inviting living/dining room serves as the heart of the home, perfect for both relaxing and entertaining, with large windows bringing in natural light. This floor also includes a substantial storage cupboard for convenience.

The first-floor landing leads to two very spacious double bedrooms and a well-appointed family bathroom. The large main bedroom features a private corner location, while the spacious second bedroom includes a practical storage. The house bathroom is efficiently laid out with a combined bath, shower, toilet, and a washbasin.

A unique feature of this property is the separate, large two-room outbuilding, offering an additional 65 sq. ft. of useful space ideal for a dedicated home workshop, substantial dry storage, or conversion to an art studio or home office, separate from the main house.

The exterior offers the convenience of off-road parking for two vehicles, while the expansive rear garden

provides a perfect retreat, featuring a well-maintained lawn and a spacious patio area ideal for outdoor entertaining.

With its combination of flexible living areas, generous bedroom sizes, excellent integrated storage, and a large, versatile outbuilding, this Queensway home offers exceptional value. Viewing is highly recommended to appreciate the full potential of this efficient and charming property.

REASONS TO BUY

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ENVIRONS

Rothwell is a charming and historic market town situated roughly five miles southeast of Leeds city centre, offering a distinct sense of community that sets it apart from the busier urban sprawl. Once a

coal-mining stronghold, the area has successfully transitioned into a popular residential hub, characterised by its traditional stone-built architecture, independent local shops, and a welcoming, village-like atmosphere. Residents benefit from excellent green spaces—most notably the expansive Rothwell Country Park, which offers tranquil walking trails and scenic views over the Aire Valley—alongside convenient access to the motorway network. With its blend of heritage, practical amenities, and proximity to the vibrant cultural offerings of central Leeds, Rothwell strikes a balance between quiet suburban living and modern accessibility, making it a highly desirable location for families and commuters alike.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

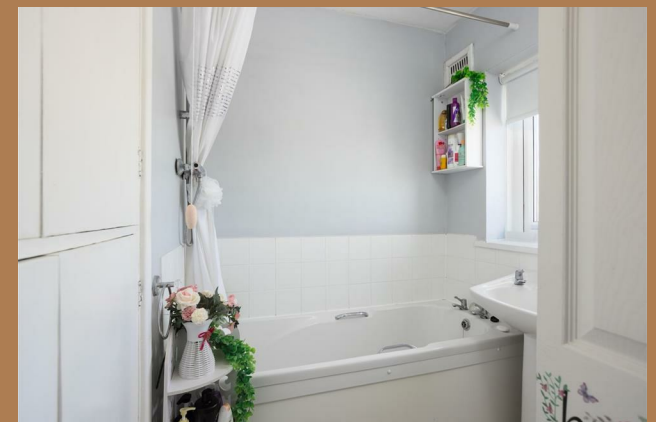
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

24 QUEENSWAY





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ADDITIONAL INFORMATION

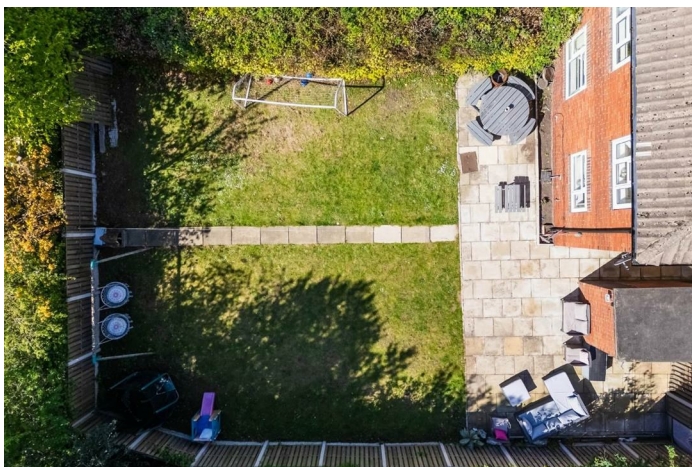
Local Authority – Leeds City Council

Council Tax – Band A

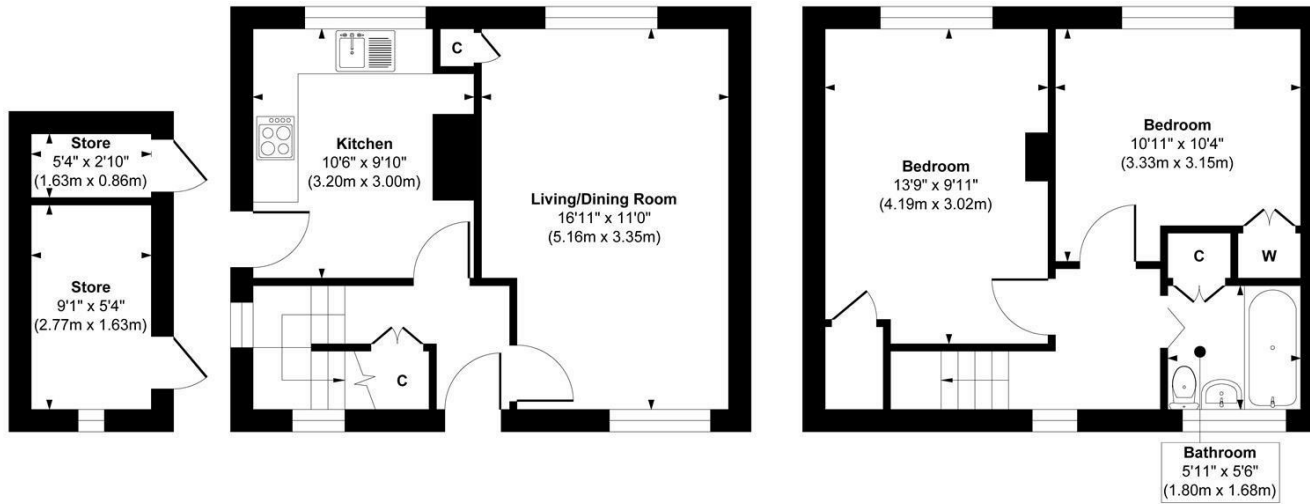
Viewings – By Appointment Only

Floor Area – 781.00 sq ft

Tenure – Freehold



Queensway, Rothwell



Outbuilding
Approximate Floor Area
65 sq. ft
(6.03 sq. m)

Ground Floor
Approximate Floor Area
358 sq. ft
(33.25 sq. m)

First Floor
Approximate Floor Area
358 sq. ft
(33.25 sq. m)

Approx. Gross Internal Floor Area 781 sq. ft / 72.53 sq. m (Including Outbuilding)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroestateagents.com
www.monroestateagents.com

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