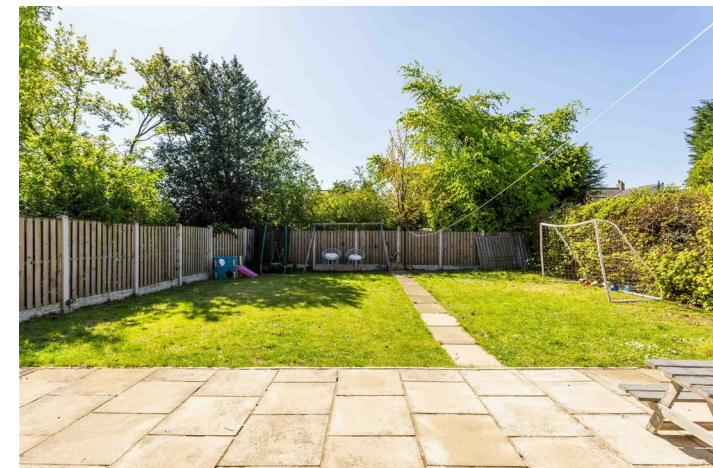




24 QUEENSWAY

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 • Large south facing garden • Ample potential to extend • Double glazed windows • Ample off street parking • Private garden • Cul de sac location • Situated on a corner plot • Large bedrooms



24, Queensway Rothwell, Leeds, LS26 0NB

Situated on the ever-popular Queensway in Rothwell, this charming and highly functional family home offers spacious accommodation, excellent outdoor space, and exciting future potential — ideal for a wide range of buyers including first-time purchasers, families, and investors alike.

The property is thoughtfully arranged over two floors and has been designed to maximise both space and practicality. Upon entering, you are welcomed by a useful entrance hallway with stairs leading to the first floor. To the rear of the property is a generously sized kitchen, benefiting from dual-aspect natural light, extensive worktop space, and ample storage — perfectly suited for modern family living. To the opposite side sits a spacious and inviting lounge/dining room, forming the heart of the home and providing an excellent space for both relaxing and entertaining.

The first floor offers two exceptionally large double bedrooms, both benefiting from built-in storage solutions, alongside a well-appointed house bathroom complete with bath, shower, WC, and wash basin. The principal bedroom enjoys a pleasant private aspect, while the second bedroom provides another generous double room with built in storage

Externally, the property continues to impress. A substantial south-facing rear garden enjoys a high

degree of privacy and offers excellent potential for future extension (subject to the necessary permissions). The outdoor space includes a well-maintained lawn, generous patio area ideal for entertaining, and two versatile outbuildings which provide fantastic additional space for storage, a workshop, home office, gym, or studio with external electrical sockets.

To the front, the property benefits from off-road parking for two vehicles. A new school development nearby is due for completion this summer; however, this will not affect access to the property or the existing parking arrangements. Please note there will be no parking directly outside the house itself for for the school.

Combining spacious internal accommodation, extensive storage, versatile outbuildings, and a large private south-facing garden with future potential, this attractive Queensway home represents an outstanding opportunity. Early viewing is highly recommended to fully appreciate everything this property has to offer.

REASONS TO BUY

- Sought after Rothwell location
- Large south facing garden
- Potential for side rear, single or double extension
- Beautifully presented throughout

- Turn key property
- Huge rear garden perfect for entertaining
- Off road parking to the front of the property
- Situated on a corner plot

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





24 QUEENSWAY

ADDITIONAL INFORMATION

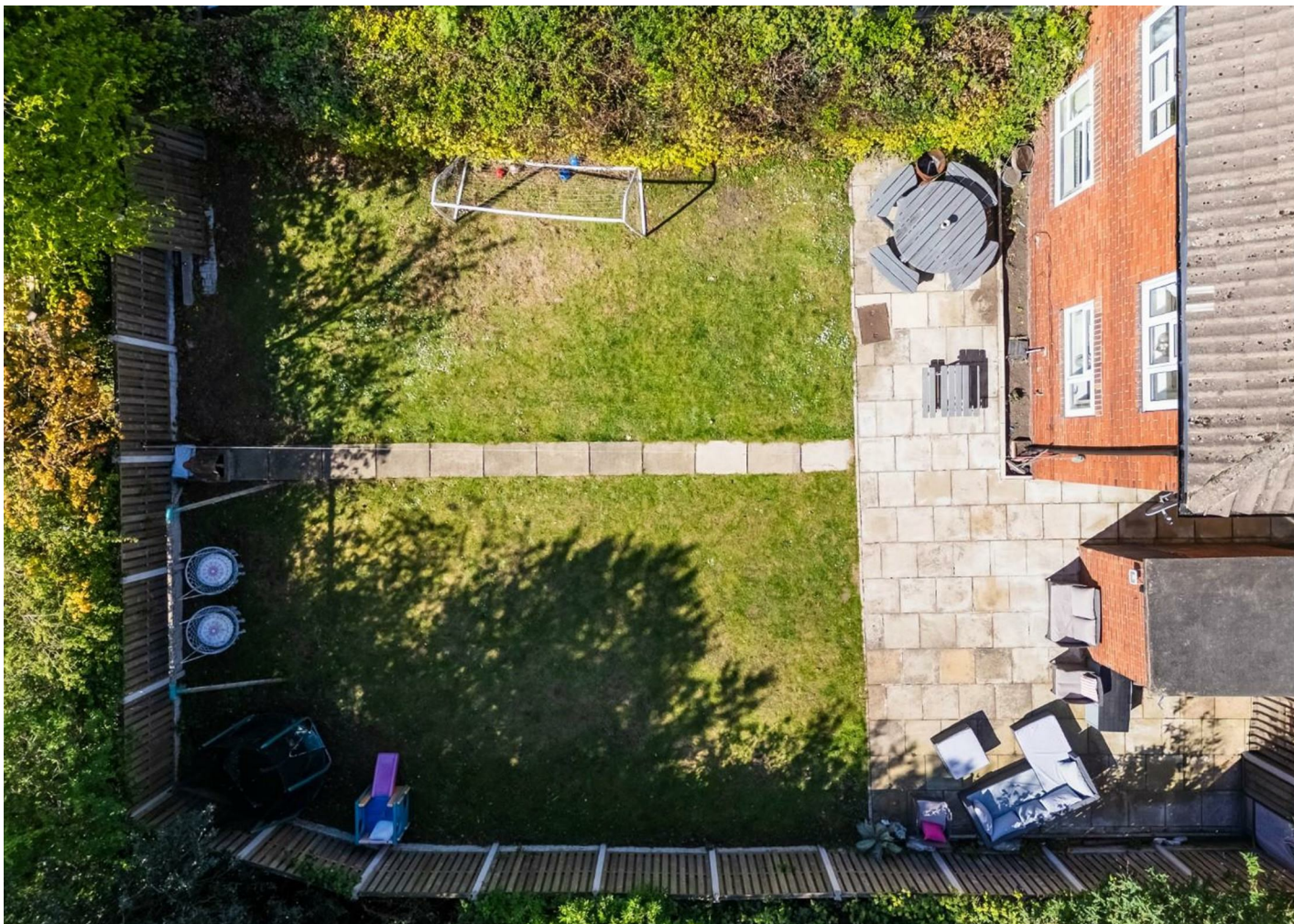
Local Authority – Leeds City Council

Council Tax – Band A

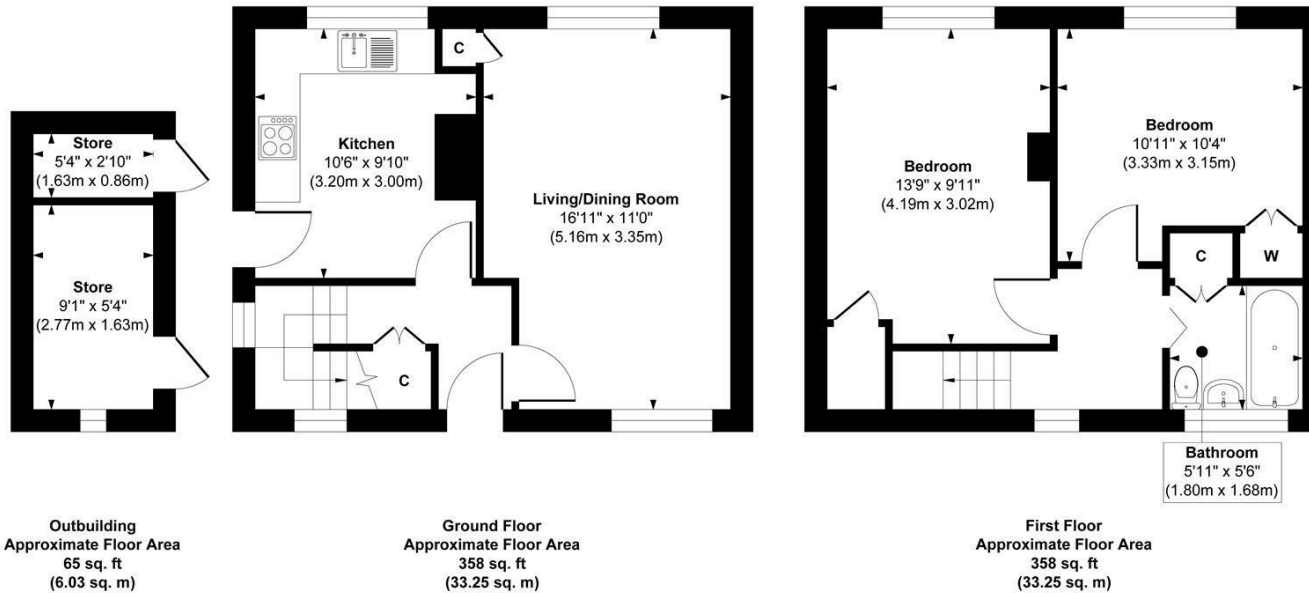
Viewings – By Appointment Only

Floor Area – 781.00 sq ft

Tenure – Freehold



Queensway, Rothwell



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		
(69-80) C		
(55-68) D		
(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

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