



24 QUEENSWAY
LEEDS, LS26 0NB

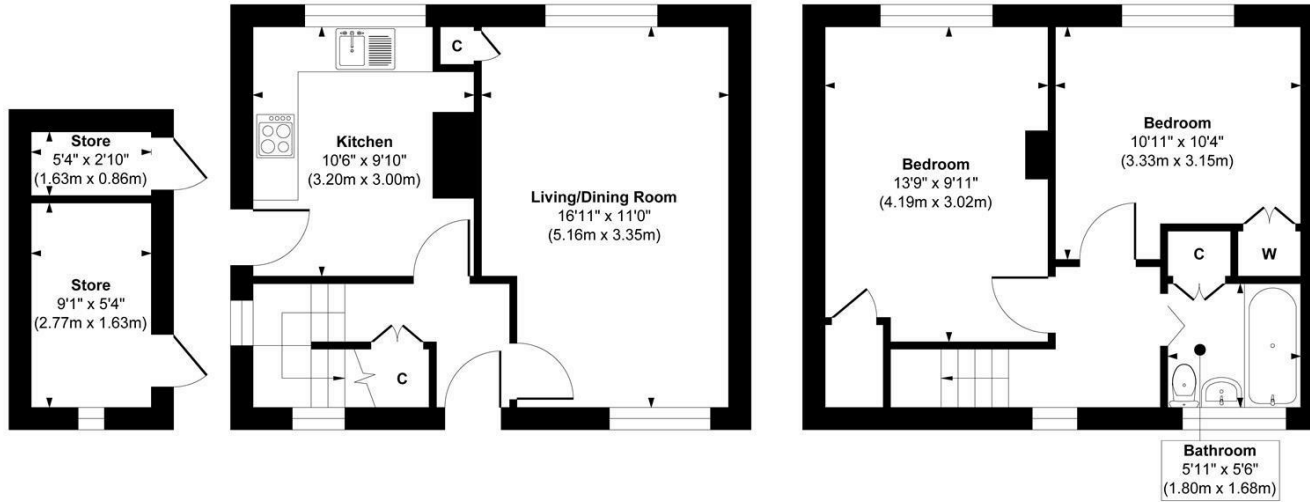
£230,000
FREEHOLD

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.

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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
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
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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