



**Churchfield Croft
Rothwell
Leeds
West Yorkshire
LS26**

Offers In Excess Of £260,000

bettermove

Churchfield Croft

Leeds

Bettermove are proud to present this 3 bedroom detached house in Rothwell, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

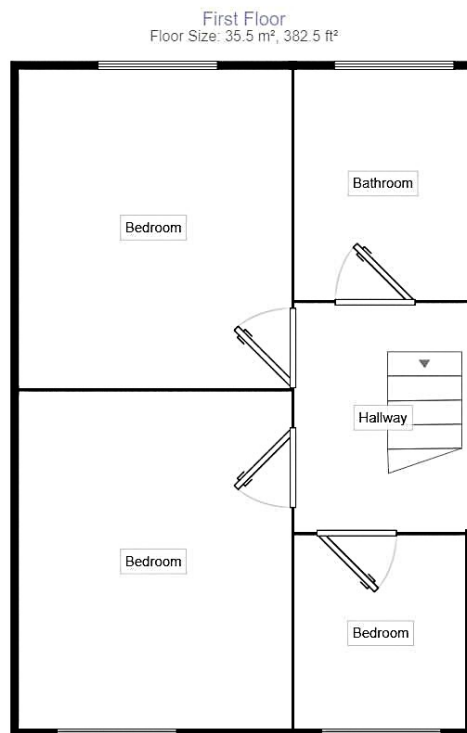
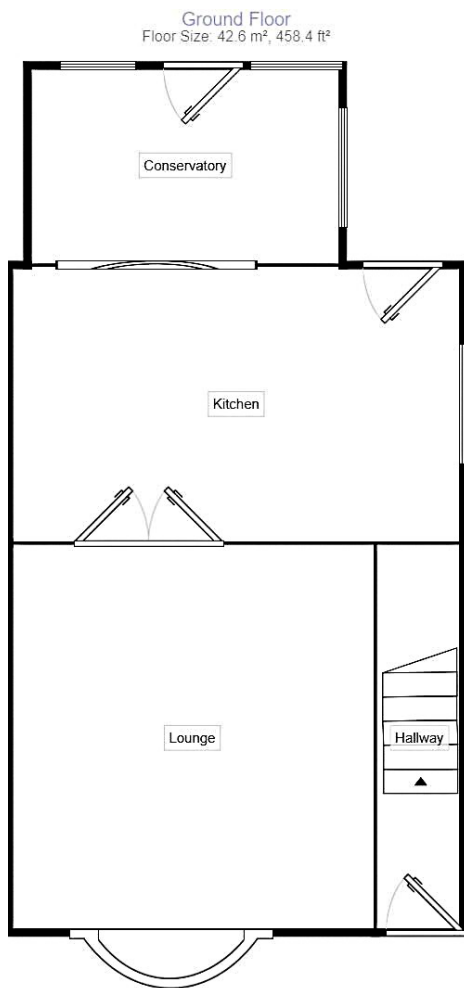
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and conservatory on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located on a quiet cul-de-sac, in the popular town of Rothwell, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Woodlesford train station, a variety of local bus routes, and quick access to the M1, and M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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