



**Clement Terrace
Rothwell
Leeds
West Yorkshire
LS26 0DS**

Offers In Excess Of £185,000

bettermove

Clement Terrace

Leeds

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

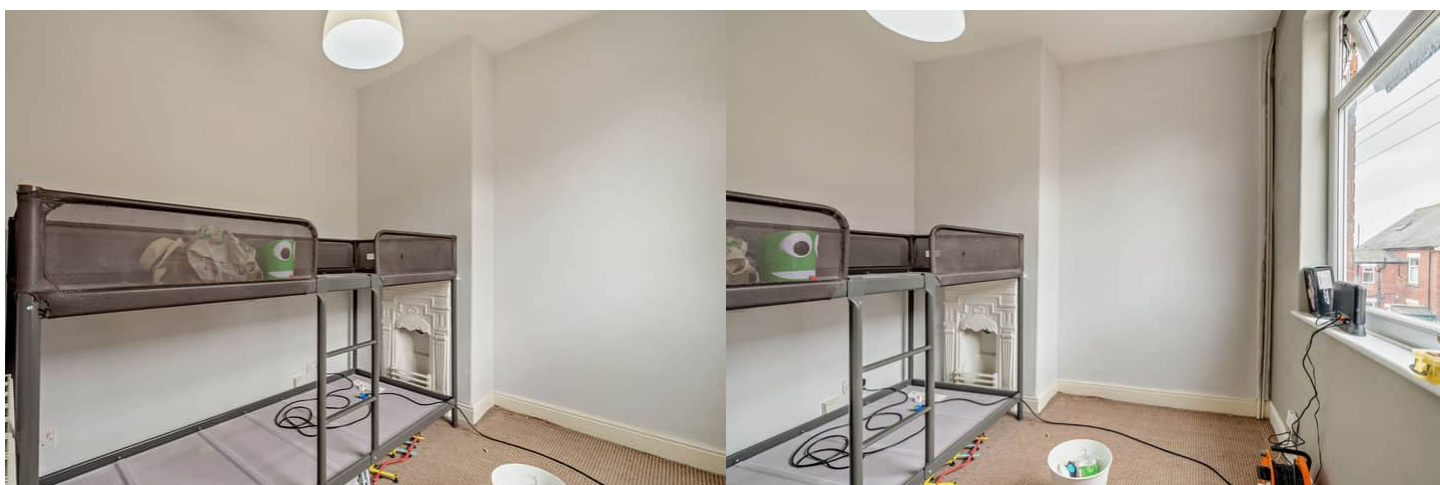
The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

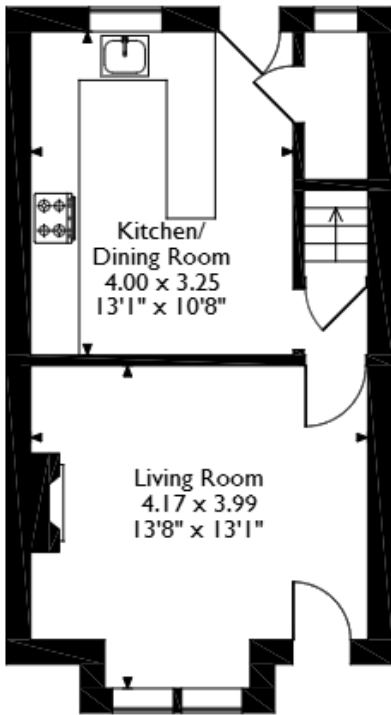
The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and a shower room. The second floor holds the third double bedroom and bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Rothwell, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A654, M1 and many local bus routes.

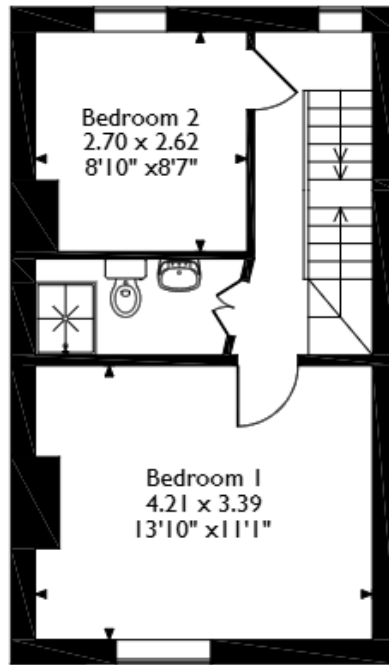
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



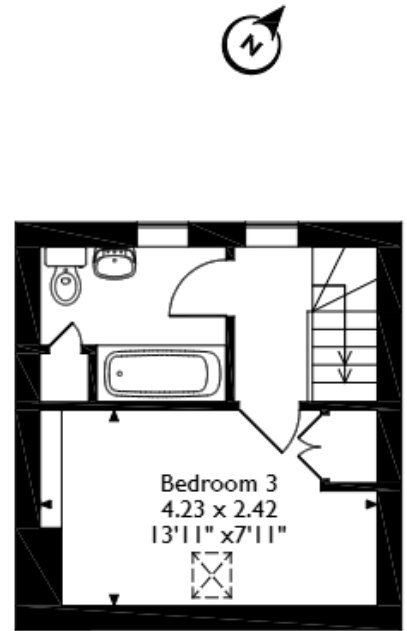
Clement Terrace, Rothwell, Leeds, Approximate Gross Internal Area 81 Sq M/870 Sq Ft



Ground Floor




First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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