



Green Lane | Lofthouse | WF3 3LH

Guide Price £350,000

Three bedroom extended family house | Council Tax Band C | EPC rating D

Emsleys | estate agents

*** SKILLFULLY EXTENDED *** SOUTH AND WEST-FACING GARDENS *** OFF-STREET PARKING ***

Found in an extremely desirable location is this beautifully presented, skillfully extended three bedroom family house offering excellent access to commuter links including Leeds city centre as well as offering close proximity to local schools.

The property has been beautifully modernised throughout and briefly comprises; entrance hall, lounge, open-plan kitchen/diner/family room, utility, downstairs WC and excellent cellar storage areas. To the first floor are three good sized bedrooms and a modern house bathroom.

Externally the property occupies an enviable corner plot making full use of its south and west-facing gardens with patio seating areas, excellent off-street parking, a detached garage and a brick-built storage shed with power and light.

Ground floor

Entrance Hall

Access to the property is granted through a composite external door to the front aspect and opening up into the entrance hall with a PVCu double-glazed window to the front aspect, staircase to the first floor, central heated radiator and solid oak internal doors into;

Lounge 3.59m x 3.96m (11'9" x 13'0")

The lounge is a large, light, bright room with two PVCu double-glazed windows to the front aspect, television point, two central heated radiators, coving to the ceiling, internal windows and doors into;

Kitchen/Diner/Family Room 3.95m x 3.96m (13'0" x 13'0")

A wonderfully light, bright open-plan kitchen/dining/family room fitted with a range of wall and base level units with quartz work surfaces over and a single 'Belfast' sink with inset drainer and mixer tap over. Integrated; dishwasher, tower fridge and freezer and wine fridge with space for a range style cooker with extractor over. A central heated radiator, television point and under floor heating servicing this entire room. PVCu double-glazed window to the rear aspect and opening up into the dining area with windows to triple aspects affording an abundance of natural light

into the property through additional double-glazed 'Velux' windows, PVCu double-glazed patio doors affording access out into the garden and double doors into the lounge.

Utility 4.72m x 1.15m (15'6" x 3'9")

Fitted with a range of wall and base level units with quartz work surfaces over and a single bowl sink with mixer tap over. Integrated oven and fridge and space for a washing machine and dryer. PVCu double-glazed windows overlooking the rear garden, PVCu double-glazed external door affording access and an internal door into;

WC

With a low flush WC, wash hand basin set in a vanity unit, heated chrome towel rail and a PVCu double-glazed window to the rear aspect.

Cellar 2.76m x 1.89m (9'1" x 6'2")

Offering excellent additional storage.

Cellar 1.59m x 3.86m (5'3" x 12'8")

Offering excellent additional storage.

Cellar 1.64m x 3.86m (5'5" x 12'8")

Door.

First floor

Landing

With access to the loft space and oak doors into;

Bedroom 1 3.96m x 3.66m (13'0" x 12')

The master bedroom is a good size double with fitted wardrobes, television point, central heated radiator and PVCu double-glazed windows to dual aspects.

Bedroom 2 3.41m x 3.96m (11'2" x 13'0")

Located to the front of the property, bedroom two is a good size double with a television point, fitted wardrobes, central heated radiator and PVCu double-glazed windows to dual aspects.

Bathroom

A beautifully presented, modern four piece suite comprising; panelled double ended bath, walk-in shower with a rainfall shower over, wash hand basin set in a

vanity unit, low flush WC, heated chrome towel rail and a PVCu double-glazed window to the rear aspect.

Bedroom 3 3.05m x 1.88m (10' x 6'2")

Bedroom three is a good size and is located to the front of the property with a central heated radiator and a PVCu double-glazed window.

External

Externally the property occupies an enviable corner plot making full use of its south and west-facing gardens with patio seating areas, excellent off-street parking, a detached garage and a brick-built storage shed with power and light.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
 t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents