



Hopefield Crescent | Rothwell | LS26 0GH

£385,000

Four bedroom detached family home | Council Tax Band E | EPC rating C

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FOUR BEDROOM DETACHED FAMILY HOME. TASTEFULLY PRESENTED THROUGHOUT. IDEAL FAMILY HOME

We are delighted to present this immaculate detached property, which is ideal for families seeking a new home. Situated in a desirable location that offers excellent public transport links, local amenities and cycling routes, this property is sure to meet all your needs.

Upon entering, you will be greeted by the open-plan reception room, featuring wood floors that add a touch of elegance to the space. The second reception room and conservatory offering a garden view and direct access to the beautifully landscaped garden. These areas provide ample space for relaxation and entertainment.

The modern kitchen is filled with natural light, boasts modern appliances, a built-in pantry and a convenient breakfast bar area. It is the perfect place for culinary enthusiasts to create delicious meals.

The property comprises of four bedrooms, each with its unique features. The master bedroom, a double room with an en-suite bathroom and built-in wardrobes, offers a private sanctuary for the homeowners. The second and third bedrooms are both spacious doubles, with the second bedroom benefiting from built-in wardrobes and an abundance of natural light. The fourth bedroom, a single room, also enjoys natural light and built-in wardrobes.

With off-street parking and an integral garage available, this property truly offers convenience and comfort. Tastefully decorated throughout, this home is ready for you to move in and make it your own.

Internal viewing is highly recommended.

Ground Floor

Entrance Hallway

A composite door leads into the entrance hallway which has a solid wood floor, central heating radiator and stairs to the first floor.

Living Room 4.37m x 3.71m (14'4" x 12'2")

Feature wall mounted electric fire, T.V point, central

heating radiator, coving to the ceiling and a PVCu double-glazed window to the front elevation.

Dining Room 2.62m x 2.77m (8'7" x 9'1")

Open-plan from the lounge, coving to the ceiling and double-glazed French doors to the conservatory,

Conservatory 2.77m x 2.77m (9'1" x 9'1")

Half brick-built and double-glazed over looking the rear garden.

Kitchen/Breakfast Room 2.62m x 4.73m (8'7" x 15'6")

Comprising; ample wall and base units with roll edge worktops, space for an oven, plumbed for a washing machine, space for a fridge/freezer and dish washer. built-in wine fridge, under pelmet lighting, laminate floor and an internal door to the pantry area.

First Floor

Landing

Doors to:

Bedroom 1 4.18m x 2.77m (13'9" x 9'1")

Fitted with ample wardrobes with matching drawer units, T.V point, central heating radiator, double-glazed window to the front and a door to;

En-suite Shower Room

Comprising; a corner shower cubicle, vanity wash hand basin with a built-in cupboard unit below and a low flush W.C. Tiled walls and floor and a central heated ladder towel rail.

Bedroom 2 3.48m x 2.77m (11'5" x 9'1")

Fitted with a double wardrobe and drawer unit, central heating radiator and a double-glazed window to the rear.

Bedroom 3 2.71m x 2.90m (8'11" x 9'6")

Central heating radiator and a double-glazed window to the front.

Bedroom 4 3.48m x 2.68m (11'5" x 8'10")

Fitted with a double wardrobe and drawer unit, central heating radiator and a double-glazed window to the rear.

Bathroom 2.62m x 1.96m (8'7" x 6'5")

Comprising of a three piece suite with a panelled bath with shower over and glass fold away shower screen, vanity wash hand basin with a built-in drawer unit below and a low flush W.C., Tiled floor, central heated ladder towel rail and a double-glazed window to the rear.

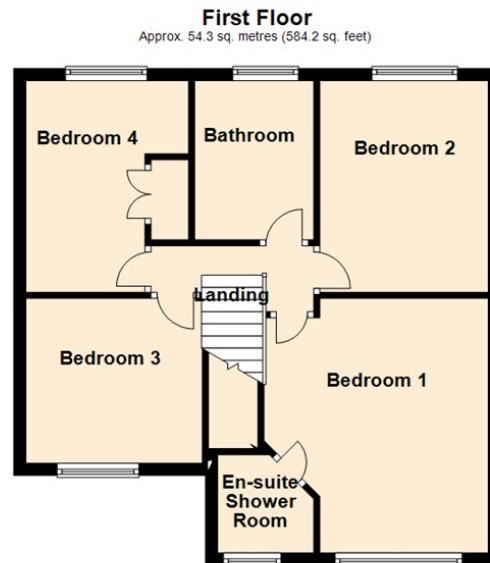
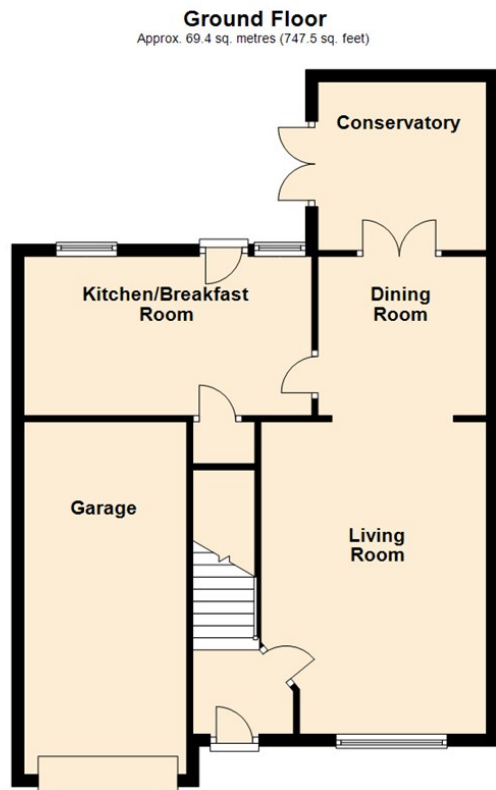
External

To the front there is a good sized driveway leading to the integral garage which has an up-and-over door, power and light. There is a neat lawn garden with established borders and a gate to the side. To the rear is a neat lawn area with established flower borders, a paved patio and stepping stones leading to the raised decked area.

Garage 5.80m x 2.68m (19'0" x 8'10")

Up-and-over door.





Total area: approx. 123.7 sq. metres (1331.6 sq. feet)

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.



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