



# Hopefield Crescent

Rothwell, Leeds, LS26 0GH

£699,995



# SIGNATURE

BY

**Emsleys** | estate agents

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\*\*\*EXECUTIVE FAMILY HOME. PRIME LOCATION. IMMACULATELY PRESENTED TO A HIGH STANDARD\*\*\*

On offer is an immaculate detached property, ideal for families. This impressive home comprises four spacious and completely refurbished double bedrooms, including a master bedroom with a walk-in closet and en-suite facilities. All bedrooms are flooded with natural light, creating a bright and welcoming living space.

The property boasts two refined reception rooms, both open-plan and refurbished, with large windows that offer charming views of the garden to the front. The extended kitchen is a modern masterpiece with an open-plan design, a kitchen island, granite counter tops and a separate utility room. The kitchen's natural light and modern appliances make it a perfect place to cook and entertain.

Adding to the unique features of this property is a converted garage that is currently used as a gym, which is ideal for fitness enthusiasts. A ground floor shower room provides additional convenience. The property sits on a large plot and enjoys a well maintained garden. Solar panels are installed, showcasing the property's eco-friendly attributes. A separate double garage is also available for parking.

The property's location is equally appealing. It is situated in a lovely peaceful neighborhood with a strong local community vibe. Amenities, schools, parks, and walking routes are all nearby, making it a convenient place to live.

This property is a blend of comfortable living and prime location. Its recently renovated features ensure that you can move in and start enjoying your new home without delay. The property offers a unique blend of space, style, and comfort, creating a perfect family home.

- COMPLETELY REFURBISHED TO A HIGH STANDARD THROUGHOUT
- MODERN EXTENDED KITCHEN WITH ISLAND
- CONVERTED GARAGE CURRENTLY BEING USED AS A GYM
- WELL MAINTAINED GARDENS WITH SOLAR PANELS
- AMPLE PARKING & SEPARATE GARAGE
- PEACEFUL LOCATION AND NEIGHBORHOOD
- CLOSE TO AMENITIES, SHOPS AND PARKS
- MUST BE VIEWED
- EPC rating C
- COUNCIL TAX BAND F



## Ground Floor

### Entrance Hall

Large entrance hallway with double-glazed side window, oak staircase with glass inlay leading to the first floor, built-in under stairs storage cupboard and doors to:

### Living Room

20'1" x 12'2" (6.12m x 3.71m)

A large and impressive living room with a feature fire and surround. T.V point, central heating radiator, double-glazed bay window to the front elevation, double-glazed French doors to the rear and a recently laid new carpet.

### Dining Room

14'1" x 10'3" (4.28m x 3.12m)

A large and impressive dining room, double-glazed window to the front elevation, central heating radiator and a recently laid new carpet.

### Kitchen/Breakfast Room

19'4" x 18'9" (5.89m x 5.72m)

This rear extension has a real wow factor! Creating an open-plan entertaining area with bi-fold doors bringing in lots of natural light and ideal for those alfresco dining parties. The extension has been done to a very high standard and the open-plan living works for any growing families needs. With a central island, bespoke fitted kitchen, granite worktops, kick board lighting, swan neck taps to mention but a few of the key features to this beautifully designed space. 'Velux' windows over the seating area and a wall mounted T.V adds to those relaxing evenings, whilst enjoying the open garden space.

### Utility Room

9'6" x 9'4" (2.90m x 2.84m)

The standard flows through to the fantastic utility room with matching bespoke units, granite worktops, integrated appliances, 'Belfast' sink, ceiling spot lights and a 'Velux' window adds light to the room.

### Inner lobby

### Shower Room

6'3" x 4'5" (1.91m x 1.35m)

The quality continues through to the shower room which is an added bonus to the ground floor, having a walk-in shower with glass screen, vanity wash hand basin, low flush W.C, fully tiled walls and floor, wall mounted mirror and a ladder towel rail.

### Boiler Room

2'6" x 4'5" (0.76m x 1.35m)

A room housing the wall mounted central heating radiator.

### First Floor

### Landing

Doors to:

### Master Bedroom

10'9" x 15'2" (3.28m x 4.62m)

A large impressive master bedroom, with a double-glazed window, central heating radiator, wall mounted T.V point, newly fitted carpets and doors to:

### Dressing Area

6'8" x 8'8" (2.03m x 2.64m)

Fully fitted with ample wardrobe space, allowing hanging for him and her. Central heating radiator, a double-glazed window and newly fitted carpets.

### En-suite Shower Room

A 'high spec' en-suite shower room having a walk-in shower with a glass screen, vanity wash hand basin, low flush W.C, fully tiled walls and floor and a vertical central heating radiator.

### Bedroom

12'4" x 11'2" (3.76m x 3.40m)

A double bedroom positioned to the front, having a built-in storage cupboard, central heating radiator, a double-glazed window and newly fitted carpets.

### Bathroom

Positioned to the rear of the property and a newly fitted bathroom suite with bath and shower over with glass screen, vanity wash hand basin and low flush W.C. Fully tiled walls and floor, vertical central heating radiator and a wall mount mirror.

### Bedroom

8'9" x 10'9" (2.67m x 3.28m)

A double bedroom positioned to the rear, with a central heating radiator, double-glazed window and newly fitted carpets.

### Bedroom

8'9" x 12'2" (2.67m x 3.71m)

A double bedroom positioned to the rear, with a double-glazed window, central heating radiator and newly fitted carpets.

### Office

8'8" x 8'8" (2.63m x 2.65m)

This room positioned to the rear, is so versatile and currently being used as a home office. Having a double-glazed window, central heating radiator and LVP flooring.

### Garage

13'9" x 9'0" (4.19m x 2.74m)

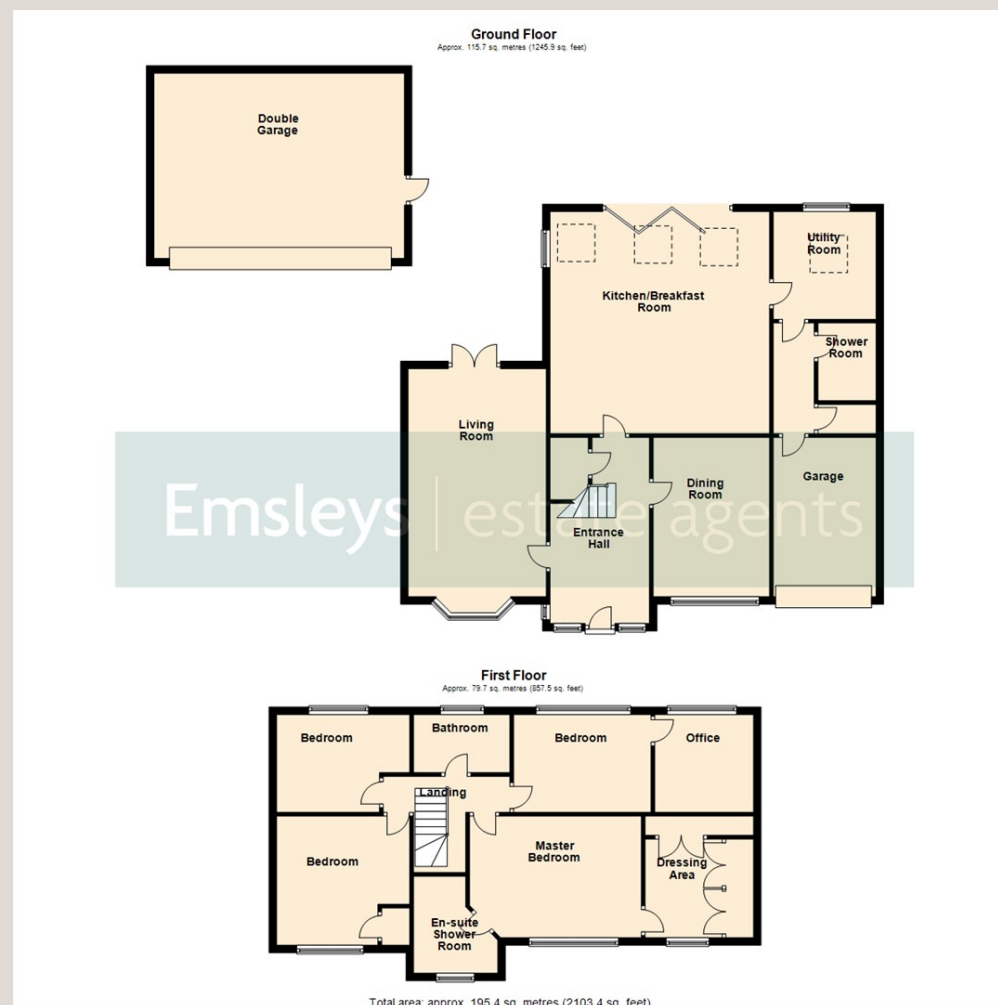
Integrated and currently being used as a home gym with power and light and an electric roller door.

### External

To the front there is a good size lawn area with a driveway leading to the integral garage. The second driveway which provides ample off-street parking for several cars leads to the detached double garage with a pitched roof provides ideal storage, with power and light. The rear garden is well planned out and maintained with a lawn, planted borders and a paved patio.







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