



Springfield Close | Lofthouse | WF3 3GA

Offers Over £300,000

Four Bedroom Semi | EPC TBC | Council Tax D

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\*\*\*FOUR BEDROOM SEMI\*\*\*CUL-DE-SAC  
LOCATION\*\*\*SPACIOUS SET OVER THREE LEVELS\*\*\*

This immaculate semi-detached property, currently listed for sale, is ideal for families seeking a comfortable and stylish home. The house boasts four well-proportioned double bedrooms, each bathed in natural light, creating a warm and inviting atmosphere. The master bedroom is particularly noteworthy with its spacious layout, built-in wardrobes, and an exclusive en-suite.

The property features a single, well-appointed bathroom. The open-plan kitchen is a dream for any culinary enthusiast, complete with modern appliances, and a dedicated dining space. The room is flooded with natural light, thanks to the thoughtful architecture, which makes cooking and dining an enjoyable experience.

The reception room, with its open-plan design, french doors, and garden view, is a perfect place for hosting or simply relaxing. Direct access to the garden extends the living space outdoors, allowing you to make the most of the property's green spaces.

A unique feature of the property includes a garage, providing secure parking and extra storage space. Additional off-street parking is available, contributing to the convenience this property offers. The garden, another charming feature, provides a peaceful oasis for relaxation or outdoor activities.

Situated within a strong local community, this property is close to public transport links, schools, and local amenities. Green spaces in the vicinity further enhance the location's appeal, offering plenty of opportunities for family outings and leisurely walks.

This property is a perfect blend of comfort, style, and convenience, making it a highly desirable choice for those looking to create a family home.

## Ground Floor

### Entrance Hall

Stairs to the first floor, doors to:

### WC

Comprising of vanity wash hand basin and low flush W.C., Double glazed window and central heating radiator.

### Kitchen/Dining Room 4.65m x 3.89m (15'3" x 12'9")

Fitted with ample wall and base units, sink and drainer, built in oven, hob and extractor over, plumbed for washing machine, space for fridge freezer. Double glazed bay window and central heating radiator.

### Lounge Area 4.65m x 4.03m (15'3" x 13'3")

Wonderfully light room with french doors opening onto the south facing garden, T.V point, central heating radiator.

## First Floor

### Landing

Stairs.

### Bedroom 2 4.65m x 3.79m (15'3" x 12'5")

Two double glazed windows, central heating radiator.

### Bathroom 1.95m x 1.87m (6'5" x 6'2")

Comprising of a three piece suite, panelled bath with shower, tiled walls, vanity wash hand basin and low flush w.c, double glazed window and central heating radiator.

### Bedroom 3 1.95m x 3.39m (6'5" x 11'1")

Double glazed windows, central heating radiator.

### Bedroom 4 2.60m x 2.58m (8'6" x 8'6")

Double glazed windows, central heating radiator.

## Second Floor

### Landing 3.02m x 2.03m (9'11" x 6'8")

Door to:

### Bedroom 1 2.00m x 3.79m (6'7" x 12'5")

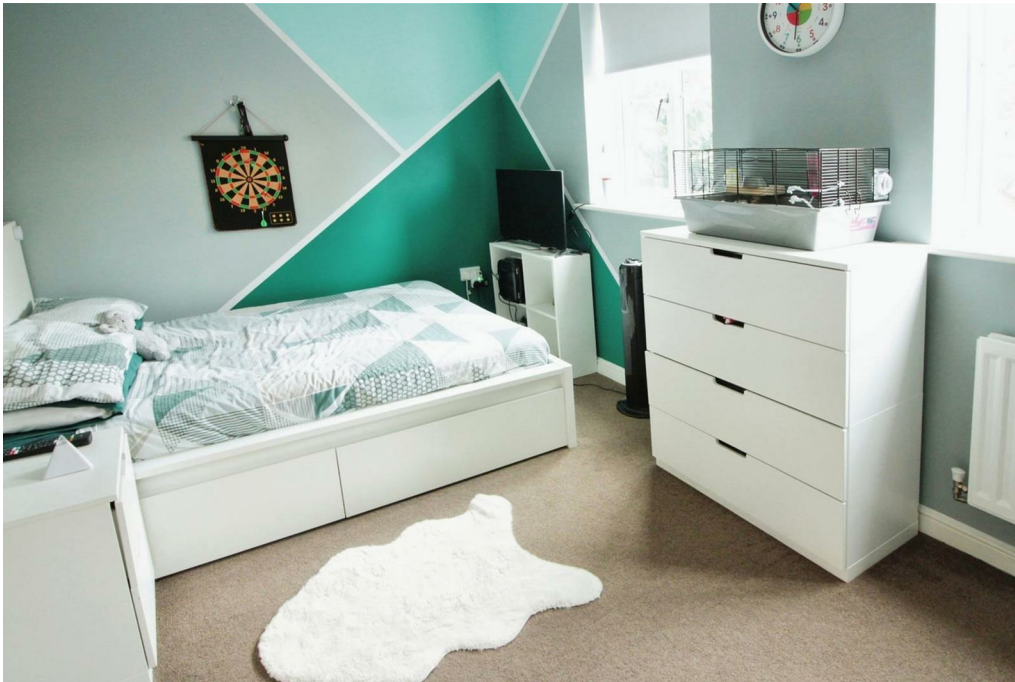
Double glazed window to the front, fitted wardrobes, central heating radiator.

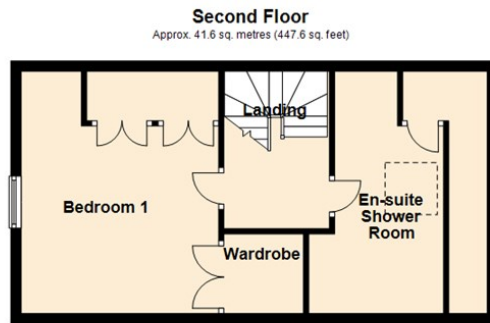
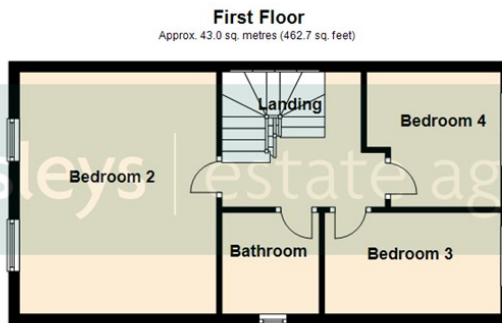
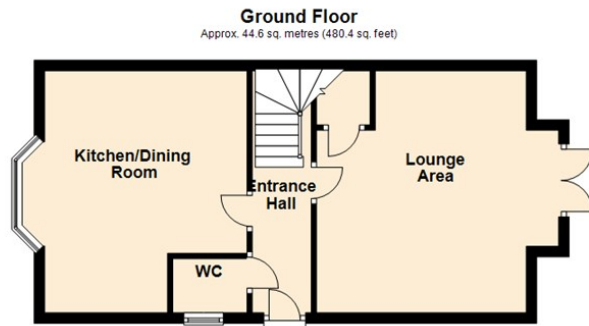
### En-suite Shower Room

Fitted shower cubicle, vanity wash hand basin and low flush W.C, Velux Skylight, door to Storage cupboard.

## External

To the front is parking for one car and a garage in the block. The front garden is low maintenance and a side path leads to the rear garden which is mainly decked. Being private and enclosed.





Total area: approx. 129.2 sq. metres (1390.7 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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