



Potters Croft | Lofthouse | WF3 3LB

£240,000

Two bedroom detached | EPC D | Council Tax C

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TWO BEDROOM DETACHEDEASILY CONVERTED BACK TO A THREE BEDROOM*** NO CHAIN***

This neutrally decorated, detached house is currently for sale. This is an ideal property for families and couples, featuring two double bedrooms, one bathroom, an open-plan kitchen, and a separate reception room.

The master bedroom is a spacious double room, boasting built-in wardrobes that provide ample storage space. The second double bedroom is complemented by plenty of natural light, creating a warm and inviting atmosphere.

The bathroom is fitted with a four-piece suite, making it a comfortable and relaxing space. The kitchen is a real highlight of this property; it is open-plan with a kitchen island at the centre and built-in pantries providing plenty of storage. The kitchen also includes a dining space, perfect for family meals or entertaining guests.

The separate reception room offers a tranquil area to relax, away from the hustle and bustle of the main living area.

One of the distinguishing features of this property is the double garage, providing secure parking and extra storage space. Additionally, off-street parking is available. The property also benefits from a Secluded garden, offering a peaceful outdoor space to unwind and enjoy

Situated in a quiet location, the property has the advantage of nearby schools and excellent public transport links, making it an ideal location for families and professionals alike.

This property beautifully combines comfortable living with convenience. Viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

Ground Floor

Lounge 2.00m x 4.59m (6'7" x 15'1")

Entrance door leads in the lounge area with T.V point, central heating radiator and double glazed bay window.

Lobby

With double glazed window and stairs leading to the first floor, door leading into;

Kitchen/Dining Room 3.48m x 4.59m (11'5" x 15'1")

With ample wall and base units and contrasting work tops, built in oven, hob and extractor, sink and drainer unit, plumbed for washing machine and space for fridge freezer. Storage cupboard. Dining area, central heating radiator and double glazed window and entrance door.

First Floor

Landing

Double glazed window and doors leading off to:

Bedroom 1 3.77m x 4.59m (12'4" x 15'1")

Two double glazed windows, central heating radiator, fitted wardrobes and draw units, central heating radiator, T.V point, laminate floor

Bathroom 2.35m x 1.81m (7'9" x 5'11")

Comprising of a four piece suite, bath, low flush W.C, vanity wash hand basin and independent shower cubicle. Part tiled walls, central heating radiator and double glazed window.

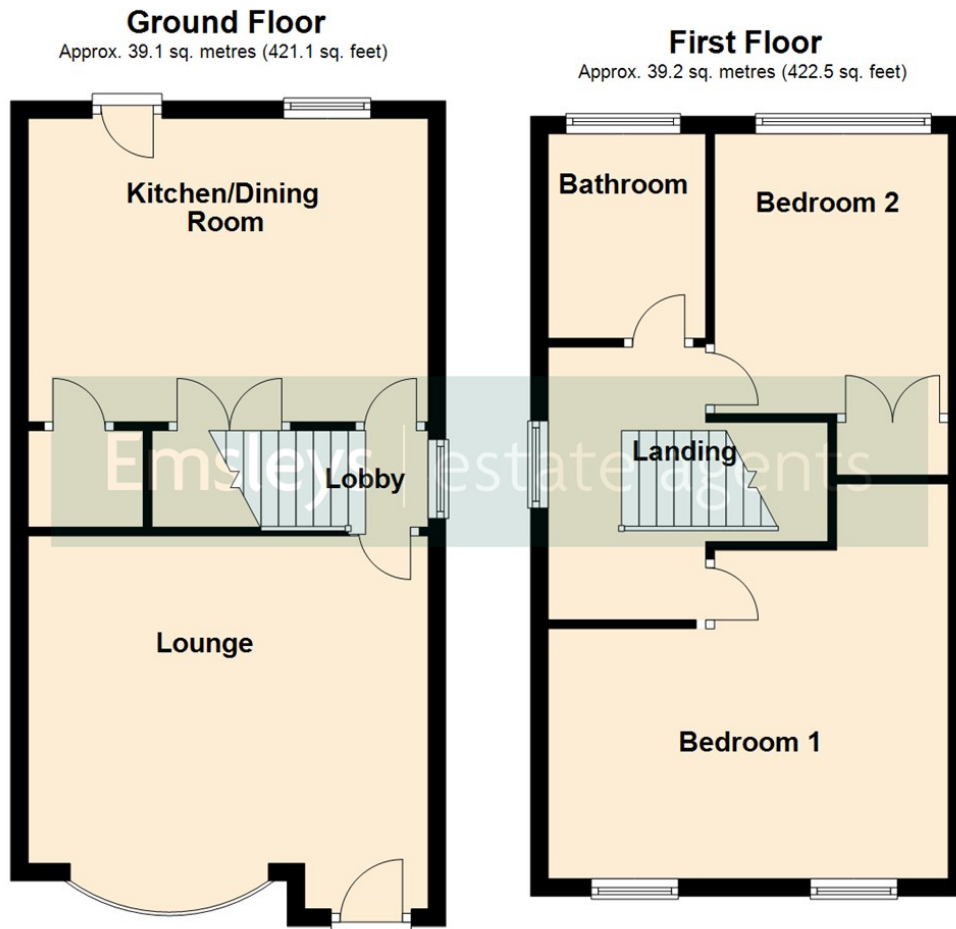
Bedroom 2 3.21m x 2.68m (10'6" x 8'10")

Double glazed window to the rear, central heating radiator. storage cupboard

External

To the front is a neat lawn garden, block paved driveway providing ample off street parking for several cars, the block paved continues to the rear and leads to the rear lawn garden which is private and enclosed. The Double garage is larger than average.





Total area: approx. 78.4 sq. metres (843.6 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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