



Green Lane | Lofthouse | WF3 3LD

£310,000

Three bedroom extended semi-detached house | Council Tax Band C | EPC rating D

Emsleys | estate agents

*** SKILLFULLY EXTENDED. OPEN-PLAN LIVING. TASTEFULLY PRESENTED THROUGHOUT. OFF-STREET PARKING AND GARAGE***

Found in an extremely desirable location is this beautifully presented, skillfully extended three bedroom family house offering open-plan living to the ground floor. 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. To the first floor are three good sized bedrooms and a modern house bathroom.

Externally the property occupies an enviable plot with a patio seating area, excellent off-street parking and a detached garage .

Ground Floor

Entrance Hall 3.36m x 1.90m (11'0" x 6'3")

Entrance door leads into the entrance hallway with a central heating radiator and stairs to the first floor.

Living Room 4.50m x 4.19m (14'9" x 13'9")

Wall mounted t.v point, central heating radiator, double-glazed bay window and a door to;

Kitchen/Dining Room 4.59m x 5.82m (15'1" x 19'1")

An open-plan kitchen/dining room with a log burner to the seating area and a t.v point. Laminate flooring throughout, ample wall and base units with contrasting quartz work tops, built-in oven, hob with an extractor over and integrated appliances. A double-glazed window, French doors and skylights make this room is extremely light and airy.

First Floor

Landing 2.93m x 2.53m (9'7" x 8'4")

Window to the side.

Bedroom 1 4.15m x 3.19m (13'7" x 10'6")

A good size double bedroom with fitted wardrobes, central heating radiator and a double-glazed window.

Bedroom 2 2.86m x 3.19m (9'5" x 10'6")

A good size double bedroom with fitted wardrobes, central heating radiator and a double-glazed window.

Bedroom 3 2.07m x 2.53m (6'9" x 8'4")

A single bedroom with a double-glazed window and a central heating radiator.

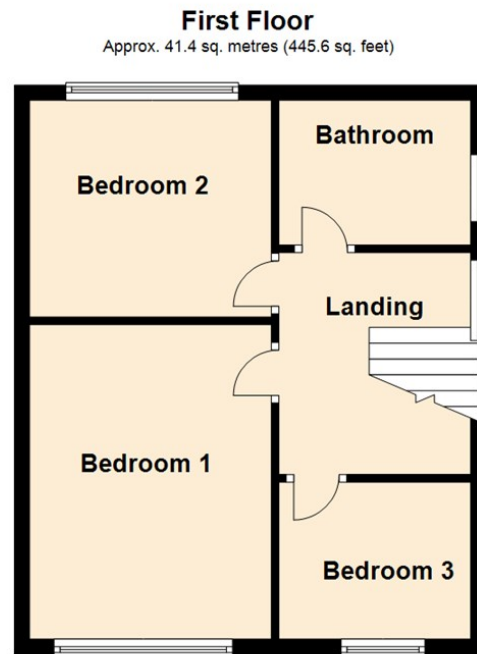
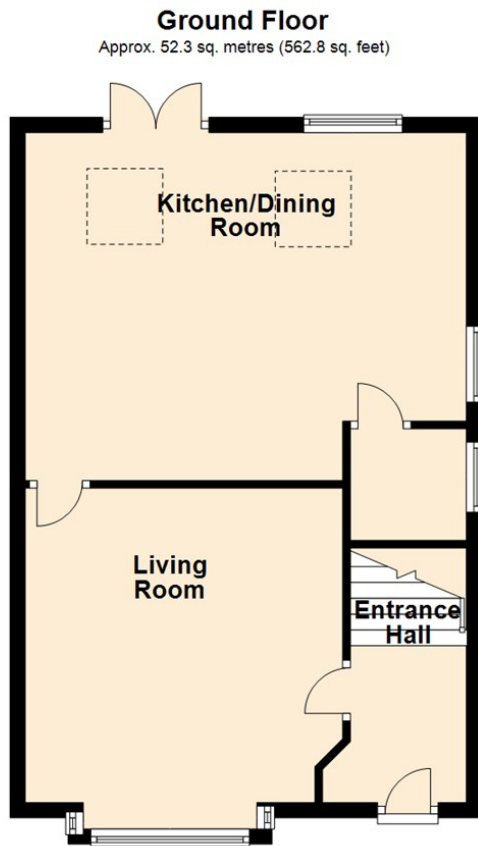
Bathroom 1.91m x 2.53m (6'3" x 8'4")

A re-fitted three piece suite comprising; a panelled bath and shower over with a glass screen, vanity wash hand basin and a low flush W.C, Tiled walls, ladder towel rail and a double-glazed window.

External

To the front elevation is a large paved driveway providing ample off-street parking for several cars. To the rear is a detached garage and a neat lawn garden with a patio area.





Total area: approx. 93.7 sq. metres (1008.4 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.



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

Emsleys | estate agents