



Springfield Rise | Lofthouse | WF3 3FP

£275,000

Four bedroom end town house | EPC D | Council Tax D

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FOUR BEDROOM END TOWN HOUSEAMPLE OFF STREET PARKING***SET OVER THREE FLOORS***

Presenting this immaculate, end of terrace town house, currently listed for sale. This property boasts an array of features suitable for families, making it a perfect family home.

One of the many unique features of this property is its generous allocation of space. It comprises four double bedrooms, one of which is a master bedroom with an en-suite and built-in wardrobes, providing ample space and convenience. The property also includes a neatly arranged three-piece white suite bathroom, ensuring comfort for all occupants.

The property's kitchen is an exemplar of modern living. It is open-plan, flooded with natural light and provides a generous dining space. Adjacent to the kitchen, the property offers a single, open-plan reception room. This room offers stunning garden views and direct access to the garden, providing a seamless indoor-outdoor living experience.

Adding to the charm of this property is the detached garage and the driveway providing additional parking space. The garden, another unique feature, offers a tranquil space for relaxation and outdoor activities.

The property is ideally situated with easy access to public transport links, local amenities, and green spaces, ensuring that all necessities and leisure needs are within reach.

In summary, this town house offers an immaculate condition, abundant living spaces, modern features and a convenient location, making it a perfect choice for families. This property promises a blend of comfort, convenience and modern living.

N.B £250,00 reservation fee is applicable on this property, this is deducted on legal completion.
All buyers must be qualified by New Homes Mortgages before any offers are accepted.

Ground Floor

Entrance Hallway

Doors leading off to:

Kitchen/Dining Room 3.47m x 3.87m (11'5" x 12'8")

Fitted with ample wall and base units, built in oven, hob and extractor, space for fridge and freezer, double glazed bay window, central heating radiator, tiled floor.

Living Room 3.47m x 4.14m (11'5" x 13'7")

Double glazed french door, central heating radiator, T.V point

WC

Vanity wash hand basin, low flush W.C, double glazed window

First Floor

Landing

Bedroom 2 4.35m x 2.87m (14'3" x 9'5")

Double bedroom, central heating radiator Two double glazed windows

Bedroom 3 1.87m x 3.45m (6'2" x 11'4")

Double bedroom, central heating radiator, double glazed window

Bedroom 4 2.38m x 2.63m (7'10" x 8'8")

Double bedroom, central heating radiator, double glazed window

Bathroom 1.87m x 2.14m (6'2" x 7'0")

Comprising of a three piece white suite with bath, vanity wash hand basin and low flush W.C, tiled walls, central heating radiator and double glazed window.

Second Floor

Landing

Bedroom 1 4.35m x 4.99m (14'3" x 16'4")

Large double bedroom with ample fitted wardrobes, central heating radiator a double glazed window, door to:

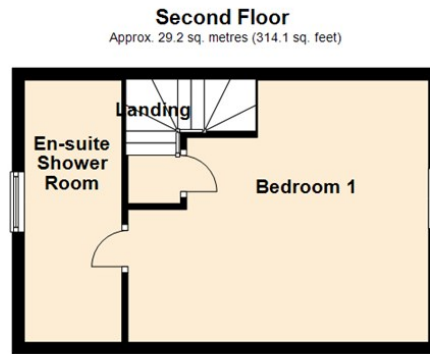
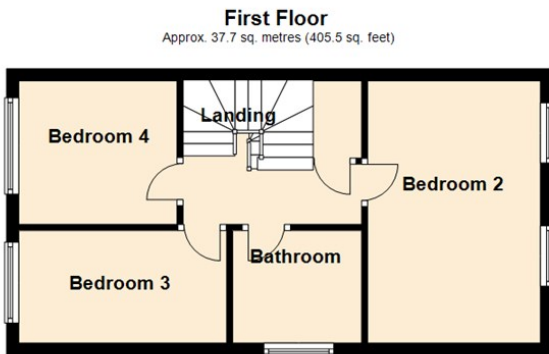
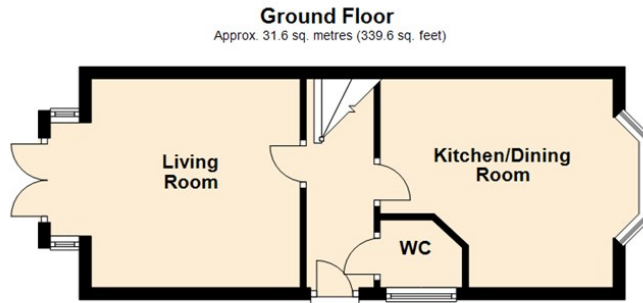
En-suite Shower Room 4.35m x 1.62m (14'3" x 5'4")

Fitted walk in shower unit, vanity wash hand basin and low flush W.C, double glazed window, central heating radiator.

External

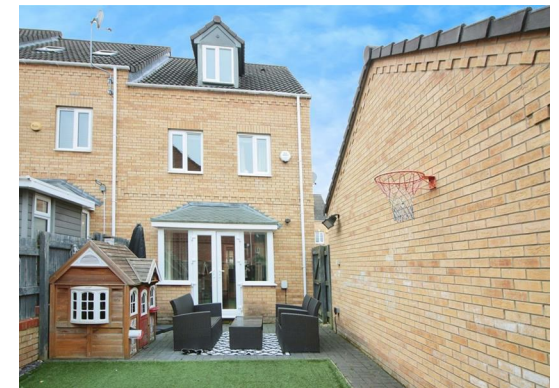
To the front is a neat lawn garden with driveway to the side leading to the detached garage with up and over door. To the rear is a neat and private enclosed rear garden.





Total area: approx. 98.4 sq. metres (1059.2 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

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