



Hopefield Way | Rothwell | LS26 0XR

£330,000

Three bedroom detached | Council Tax Band D | EPC Rating D

Emsleys | estate agents

STUNNING HOME. CLOSE TO AMENITIES. ORANGERY EXTENSION. EN-SUITE. TUCKED AWAY LOCATION.

Tucked away in a tranquil corner of a cul de sac this charming detached house offers a perfect blend of comfort and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. Having a well equipped kitchen and WC with the flow from the reception rooms creating a bright and inviting atmosphere that is ideal for family gatherings or quiet evenings at home.

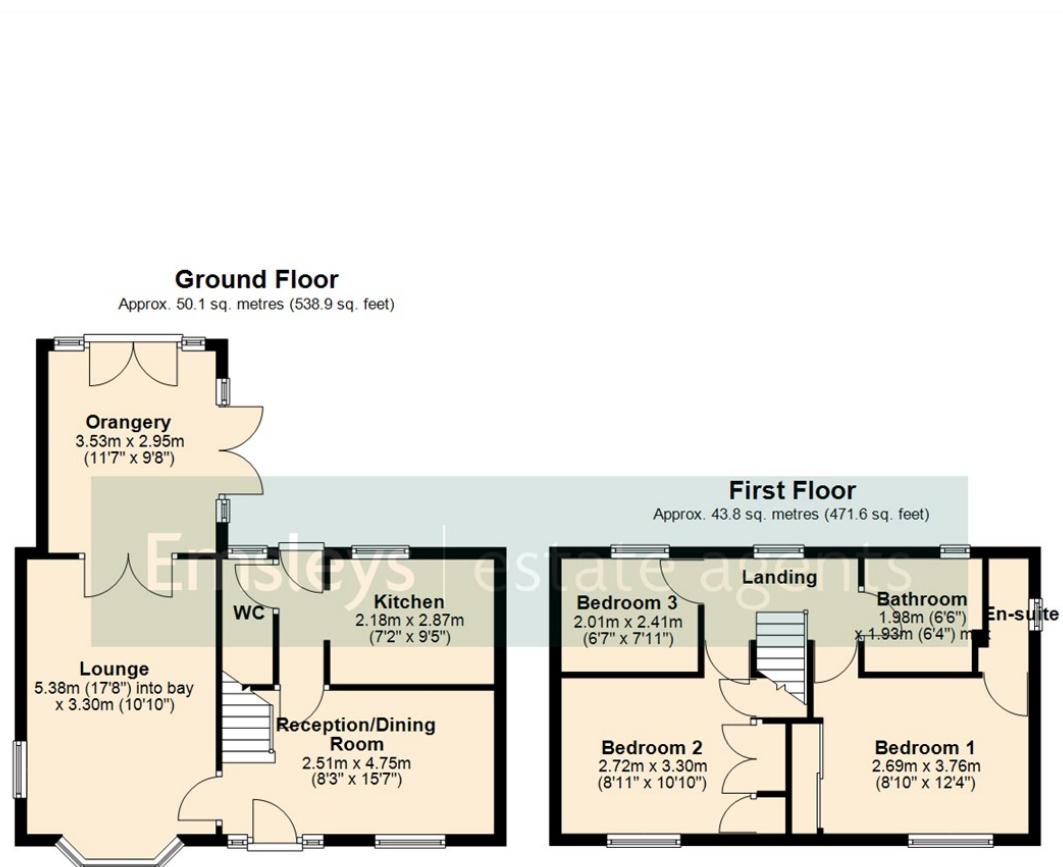
The house boasts three bedrooms, including a master suite with an en-suite shower room, ensuring privacy and convenience for the occupants. The additional bathroom serves the other bedrooms and guests, making it a practical choice for families or those who enjoy hosting visitors.

Parking is a breeze with space for two vehicles including a single garage, and the added benefit of an electric vehicle charge point caters to the needs of modern living. The property is situated in a tucked-away position, offering a sense of peace and seclusion while still being conveniently located near local amenities and transport links.

This delightful home is perfect for those seeking a blend of space, comfort, and modern conveniences in a desirable area. Don't miss the opportunity to make this lovely property your own.







Total area: approx. 93.9 sq. metres (1010.5 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.

