

Carlton Lane | Rothwell | LS26 0SU £375,000

Four bedroom semi-detached | Council Tax Band D | EPC Rating D

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***STUNNING THROUGHOUT. LARGE EXTENDED FAMILY HOME. MODERN FIXTURES & FITTINGS. ***

An immaculate extended family home offering well-planned family accommodation and smart contemporary décor throughout.

The ground floor provides a generous reception room, well presented with neutral finishes and good natural light, creating a distinct space for relaxing and family life. A study gives that extra space avoiding taking up a bedroom unnecessarily. The modern fitted kitchen features sleek cabinetry, integrated oven and induction hob, and a practical layout that connects well to the open plan dining area. A separate utility room and ground-floor WC add valuable everyday convenience.

Upstairs, there are four bedrooms, all attractively decorated and able to accommodate a mix of double and single arrangements, ideal for families. The property includes two stylish bathrooms with modern tiling, quality sanitaryware and shower-over-bath options.

Outside, the house benefits from a driveway with an EV charger and an enclosed rear garden with lawn and patio, providing usable outdoor space for play, entertaining or dining with a large storage shed/workshop. A flagged area directly off the side /rear of the house is particularly suitable for outdoor seating.

Rothwell offers a popular high street with shops, cafés and everyday amenities, while nearby Springhead Park provides open green space, play areas and walking routes. Families are well served by a choice of local primary and secondary schools in the surrounding area.

Public transport links are strong, with regular bus services towards Leeds and Wakefield. Woodlesford railway station is within easy reach by car or bus, providing services to Leeds in around 10–15 minutes and to Sheffield in under an hour, making this an attractive option for commuters.

















Total area: approx. 115.3 sq. metres (1240.6 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.

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

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