



GLEN COOPER

**Westfield Court, Rothwell, Leeds LS26
Leeds**

Offers in the Region of
£525,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Ref No GC0175. If your looking for a family home in a quiet area with garage, private gardens, Detached with 4 bedrooms, 3 bathrooms and a large family entertainment and living space then Westfield Court could be perfect for you and your family.

Add to that a modern attractive spacious fully fitted family kitchen - diner with loads of entertainment space for family gatherings and Christmas celebrations plus patio doors to the large rear garden then again its a winner. Cosy winter nights in by the solid fuel log burner and outside patio and lawned rear space for summer days in the sun it has something for all seasons.

A Large light bright lounge with access to a lovely summer room overlooking the rear garden. A larger than average kitchen diner fully fitted with loads of storage space and integral appliances which again overlooks the rear garden which is accessed via patio doors. There is access to the garage via the kitchen as well. There is a spacious Utility room with loads of storage space and Wc plus a sink.

Four good size bedrooms (one en suite) and an attractive family bathroom with a modern suite comprising of a large free standing bath, Wc and sink.

Situated in a quiet cul de sac location on the edge of Carlton Village and Robin hood it has plenty of parking space and a huge double garage for cars or a gym the choice is yours.

There are great transport links to Leeds, Wakefield and beyond via road, rail, bus and motorway links nearby. If you need schools there are two Junior schools nearby and a senior school all within a 5 minute drive or a brisk walk. Rothwell town centre is 5 minutes away and has all the amenities you need.

For those who like open countryside the area is blessed with loads of walking routes in the area along with loads of nice pubs for refreshment during or after the walk. Carlton village with its school and amenities including the Rhubarb Triangle Farm shop, and Rothwell town centre are both around a 5 minute drive so your shopping needs can be sorted locally.

From Westfield Road you turn into Westfield Court and into a private driveway that holds several cars. There is a huge double garage should you want to garage your vehicles if not then theres so much room your choices would be endless.

To the front of the property you have hardstanding parking along with the double garage so ideal when you have visitors or all the family get a car. to the rear a fabulous spaious garden greets you with space for the patio and gazebo plus access to the front of the property on both sides. Loads of lawn and patio create a safe place for children and pets plus loads of space for summer gatherings.



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