

Hopefield Way, Rothwell, Leeds, LS26 0XR
Auction Guide £250,000
Council Tax Band: E



CALL NOW TO ARRANGE YOUR VIEWING - OUR LINES ARE OPEN 24/7!! **GUIDE PRICE £250,000+**

We are proud to present this absolutely delightful Detached Property in one of the most sought after estates at the end of a quiet Cul de sac in Rothwell LS26.

This 3 Bedroom Detached Home with Mediterranean Features is ready for a new owner to put their own stamp on, but is also readily useable and liveable in its current condition.

This property would make the ideal Family Home for those who are either first time buyers wanting to start a family and make their own with their take on new and contemporary decor, the established family needing to move into a dwelling in the perfect location for everything they would possibly need within easy reach, or the seasoned Investor to renovate and potentially Flip.

This Property is guide priced attractively to appeal to a multitude of interested parties and is available via Auction, or a Buy it Now.

The Property briefly comprises the following:

Ground Floor: Entrance, Hallway, Downstairs WC with Sink and Toilet, Entrance into Living Room, with dual aspect windows, Dining Room, Conservatory, Kitchen.

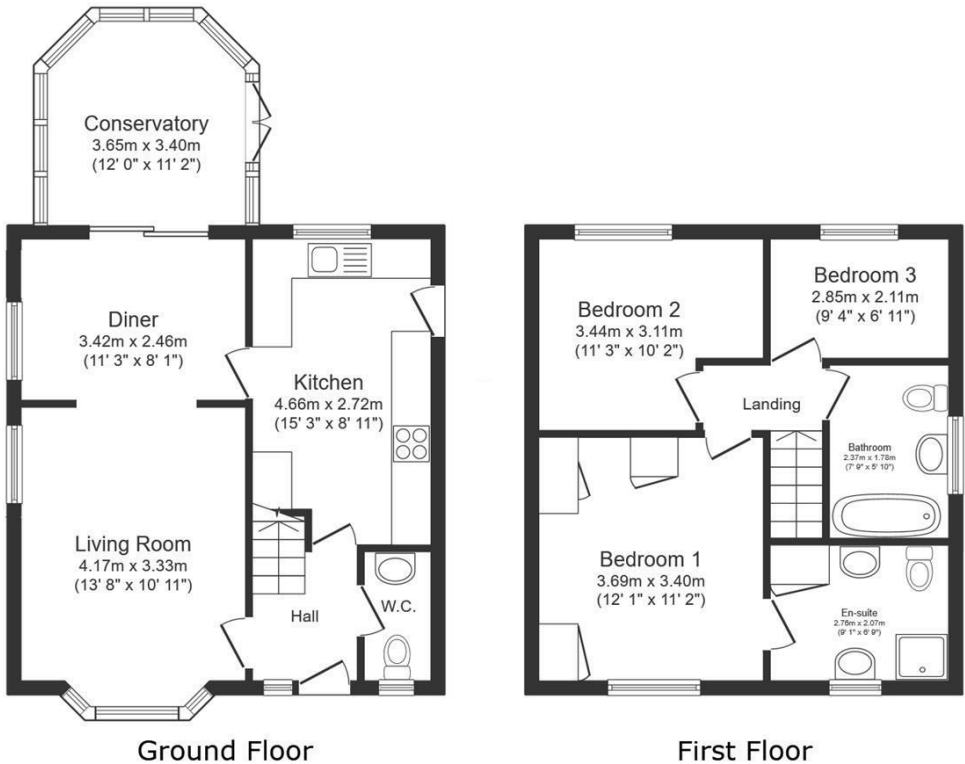
First Floor: Master Bedroom with En-Suite featuring Basin, Bidet, Toilet and Shower Cubicle,, 2nd Double Bedroom, 3rd well proportioned Square Bedroom, Family Bathroom with Bath, Basin and WC.

Outside: Rear Southwest Facing Garden with Patio and Lawned area, with a selection of manicured shrubs and bushes. External Tap connection.

The rear side of the property has a detached Garage with Power, along with a private Driveway for off-street parking.



Open House Huddersfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io