



Belfry Close | Rothwell | LS26 0FF

£539,950

Four bedroom detached | Council Tax Band E | EPC Rating B

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\*\*\*EXCEPTIONAL FAMILY HOME. SOUGHT AFTER LOCATION. TWO EN-SUITE BEDROOMS. STUDY/UTILITY ROOM.\*\*\*

An immaculate and exceptional family home situated in a sought-after location, providing convenient access to public transport links, reputable nearby schools, and a wealth of local amenities. Upon entering the property, you are welcomed into a thoughtfully designed reception room, ideal for both entertaining guests and unwinding with the family. The home boasts a modern open plan kitchen/living/dining room, perfectly catering to both everyday living and culinary creativity. Three well-appointed bathrooms offer ample convenience for family members and guests alike, two which are en-suite shower and a main family bathroom.

This home further benefits from PVCu double glazing and efficient gas central heating, ensuring comfort throughout the seasons. An innovative garage split conversion provides a multifunctional utility or study room, tailor-made for those seeking flexible home working or practical family space. Externally, the property is complemented by private parking, making arriving home hassle-free. A beautifully maintained garden invites outdoor enjoyment, while a dedicated BBQ kitchen area creates the perfect setting for summer gatherings and al fresco dining.

Located in a prime residential area, this property enjoys close proximity to essential amenities and local schools, ensuring all of life's necessities are within easy reach. Efficient public transport links make commuting to Leeds city centre and surrounding areas straightforward and convenient. This detached family residence effortlessly combines modern living, versatile space, and an enviable location, making it an outstanding opportunity for discerning buyers. There is an estate management fee of £210 per annum which is reviewed annually. Early internal viewing is strongly recommended to fully appreciate all that this remarkable home has to offer.







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.



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