



Westfield Close | Rothwell | LS26 0XA

£375,000

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

**Emsleys** | estate agents

\*\*\* A BEAUTIFUL FAMILY HOME. ENVIEABLE TUCKED AWAY LOCATION. NO CHAIN. EXTENDED TO GROUND FLOOR.\*\*\*

A stunning extended family home tucked away in a location convenient for public transport, schools and local amenities.

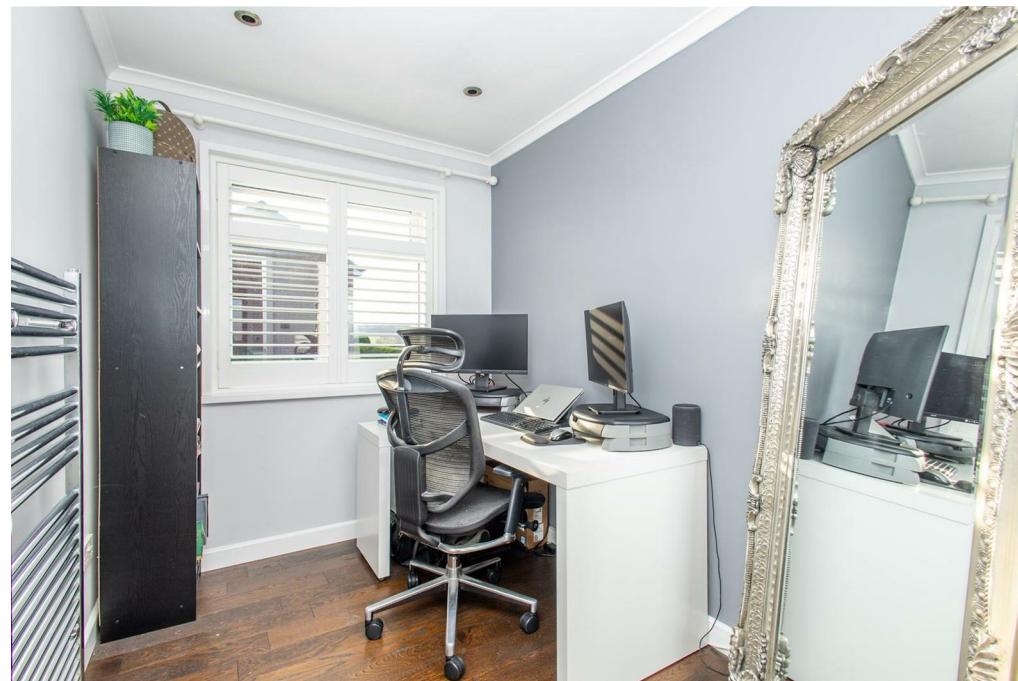
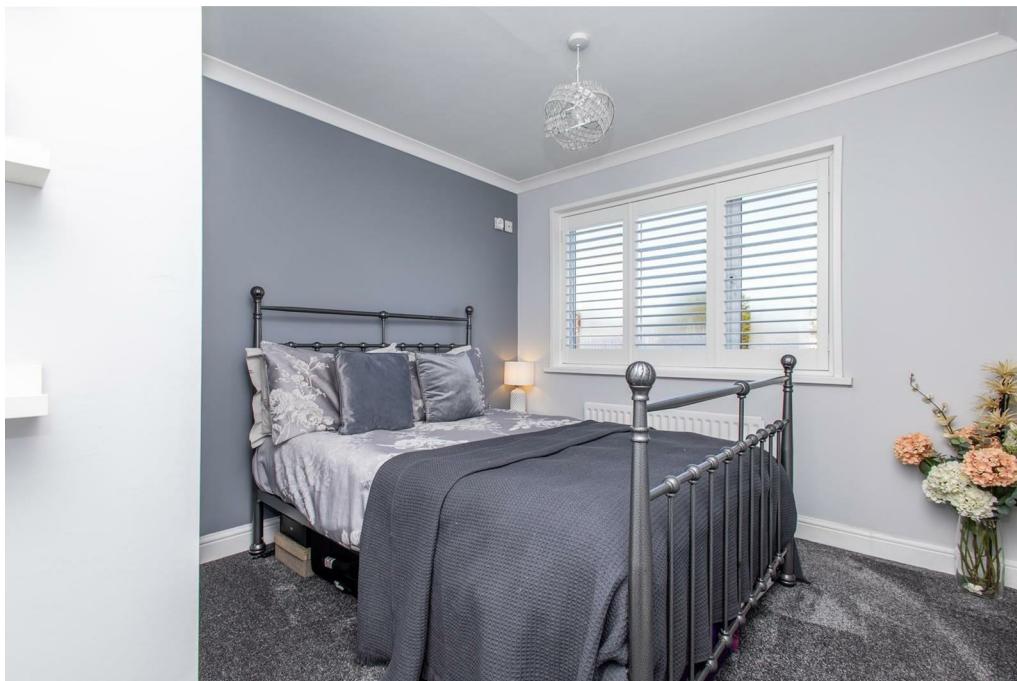
The property has been extended at ground-floor level to provide two reception rooms and an open-plan layout, together with a WC and a useful utility cupboard. PVCu double glazing and gas central heating are installed. The modern accommodation also includes a modern fitted kitchen and two bathrooms with under floor heating. Externally, there is off-street parking, a single garage and a garden, providing practical outdoor space.

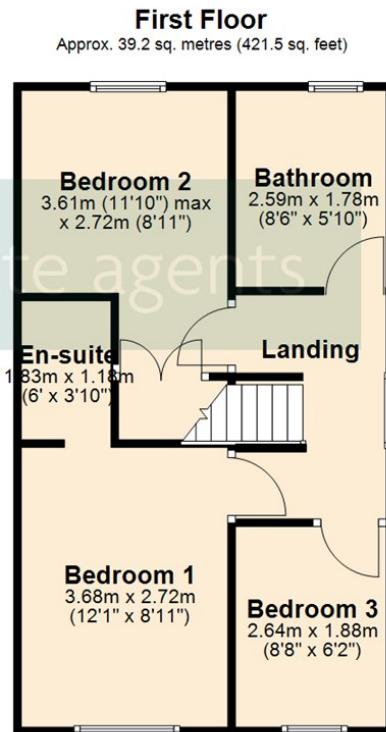
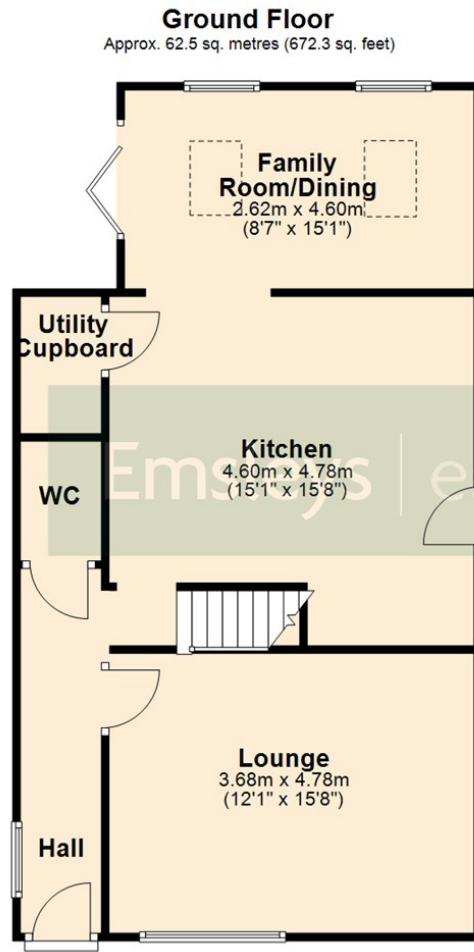
Rothwell offers a range of everyday facilities including supermarkets, independent shops, cafés and pubs centred around Rothwell town centre and the high street area. Rothwell Country Park and Springhead Park provide green space, play areas and walking routes within easy reach.

Public transport links are accessible via nearby bus routes connecting Rothwell with Leeds city centre and Wakefield. The nearest train services are available from Wooseyford station, around a short drive away, with regular trains to Leeds in approximately 10–15 minutes and to Sheffield in around 40–50 minutes, making this a suitable base for commuting.

The area is served by a selection of primary and secondary schools in and around Rothwell and neighbouring communities, which will appeal to buyers seeking access to local education. Overall, this detached three-bedroom house presents well-planned accommodation in a sought-after Rothwell setting with practical transport and amenity links.







Total area: approx. 101.6 sq. metres (1093.8 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.

