



Hopefield Walk | Rothwell | LS26 0YA

£375,000

Extended Four bedroom detached | Council Tax Band E | EPC Rating D

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\*\*\*EXTENDED FOUR BEDROOM TWO BATHROOM FAMILY HOME \* SOUGHT AFTER LOCATION \*\*\*

A delightful detached home which offers a perfect blend of comfort and space for family living. With four bedrooms, a large social dining kitchen, living room and snug, as well as two bathrooms this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Enter into the welcoming hallway which gives access to the large dining kitchen complete with integrated appliances and a range cooker. The spacious living rooms has sliding doors to the garden and the additional 'snug' provides flexible space for entertaining guests or enjoying quiet family evenings.

For extra convenience there is a utility/laundry area PLUS a ground floor shower room - ideal for muddy pets or kids! With a modern family sized bathroom upstairs as well you are spoilt for choice.

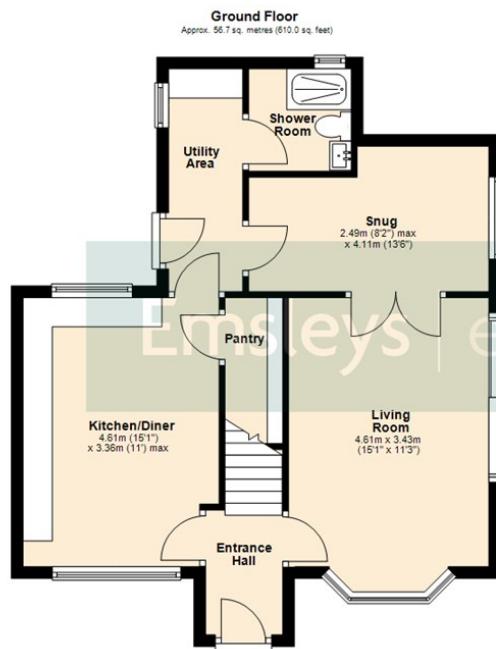
One of the standout features of this home is the large enclosed garden, which offers a private outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden is a wonderful extension of the living space with direct access via the living room as well as the utility area. Perfect for summer barbecues or peaceful evenings under the stars.

Additionally, the property includes off road parking and a storage garage, along with an electric vehicle charging point, a valuable asset in this sought-after area.

Hopefield Walk is situated in a popular neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families or anyone looking to enjoy a vibrant community. This home is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.







Total area: approx. 106.7 sq. metres (1148.5 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.emsleyestateagents.co.uk](http://www.emsleyestateagents.co.uk)

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