



Hopefield Green | Rothwell | LS26 0YB

£450,000

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

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**\*\*\*SOUGHT AFTER LOCATION. RARE OPPORTUNITY. ENVIABLE CORNER PLOT. LARGE FAMILY HOME.\*\*\***

An immaculate family home set in a highly sought after location with convenient access to public transport links, reputable nearby schools, and a wealth of local amenities.

This handsome family residence boasts three generously proportioned reception rooms, providing ample space for formal entertaining, family gatherings, or a home office setup. The home features a well-appointed kitchen, designed for both practicality and style, offering an excellent environment for culinary enthusiasts with a utility room and ground floor WC.

The property comprises four spacious bedrooms, ensuring flexibility and comfort for family members or guests. Two modern bathrooms provide convenience, with stylish finishes and quality fittings throughout.

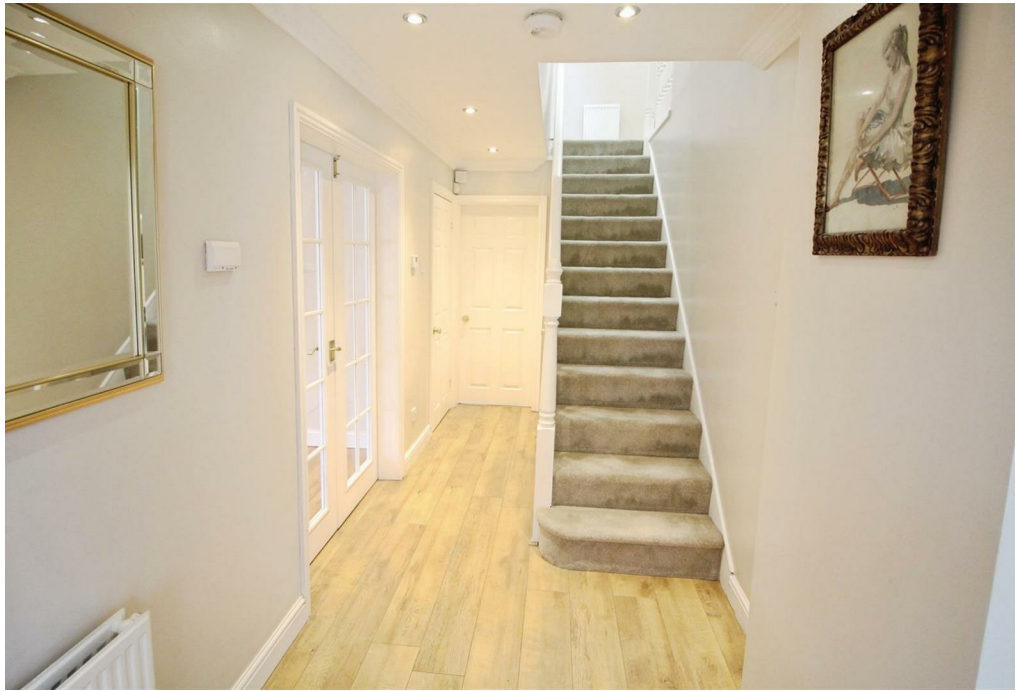
Enjoy added comfort year-round with gas central heating and PVCu double glazing, promoting energy efficiency and a warm, inviting ambience throughout the home. Step outside to discover a charming garden, perfect for outdoor dining, gardening or simply relaxing in your own private oasis. Further benefitting from off-street parking and a single garage (formerly a double with a room conversion now), this property offers generous storage solutions and secure parking.

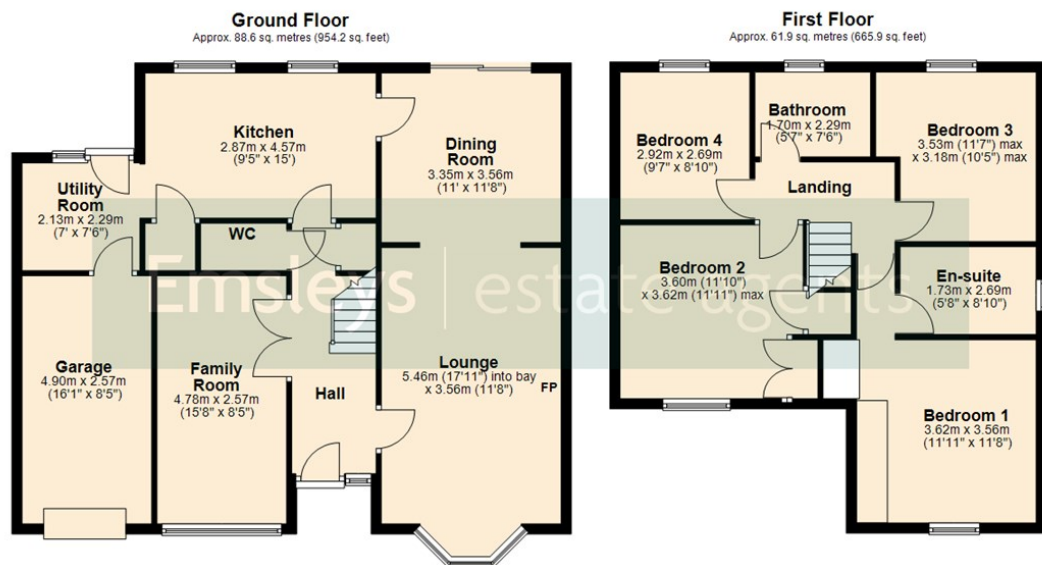
Whether commuting, seeking excellent education options, or desiring proximity to thriving local amenities, this property's location offers everything a growing family or discerning buyer could wish for.

Early viewing is highly recommended to truly appreciate the outstanding condition and excellent accommodation on offer. Contact us today to arrange a personal viewing of this exceptional detached home in one of the area's most desirable neighbourhoods.









Total area: approx. 150.5 sq. metres (1620.0 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.



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