

Meadowgate Vale | Lofthouse | WF3 3SP £220,000

Three bedroom end terrace | Council Tax Band C | EPC Rating D

Emsleys | estate agents

WELL PRESENTED. TUCKED AWAY LOCATION. ALLOCATED PARKING & GARDEN.
A well presented home occupying a tucked-away position, with an enclosed rear garden, allocated parking and approximately 784 sq ft of well-planned accommodation.
The accommodation begins with an entrance hall leading into a spacious lounge, providing a comfortable main living area with good natural light. An open-plan access to the dining room provides useful additional living and entertaining space.
The fitted kitchen is positioned to the rear of the property and provides a range of wall and base units, with access out to the enclosed rear garden.
To the first floor are three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, while the third bedroom would also lend itself well to use as a home office, nursery or dressing room depending on the buyer's requirements.
One of the property's particular advantages is its end position, giving it a greater degree of privacy than a typical mid-terrace property.
To the rear is an enclosed garden, providing a pleasant private outdoor space for relaxing, entertaining or enjoying the warmer months. The property also benefits from allocated parking.
The property is conveniently positioned for local amenities and schools. Robin Hood Primary School is within easy walking distance, making the property particularly well placed for families.
Pawson Street is also close by, including the popular Pawson's Pantry café, while local pubs and everyday amenities are within easy reach. The wider Lofthouse and Rothwell areas provide a good range of shops, cafés, restaurants and other services.
For commuters, the property benefits from excellent road connections to Leeds and Wakefield, together with convenient access to the M1 and M62 motorway networks.
Overall this property would make an excellent home for first-time buyers, couples or a young family. Early viewing is recommended. Call us now to arrange yours.

















Total area: approx. 72.9 sq. metres (784.9 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.emsleysestateagents.co.uk

Emsleys | estate agents