

Lawefield Avenue | Rothwell | LS26 0PT £339,995

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

Emsleys | estate agents

***EXTENDED FAMILY HOME. LARGE CORNER PLOT. SUPERBLY PRESENTED. VACANT POSSESSION. ***

Set on a large enviable corner plot is this delightful detached home which presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, providing ample room for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, while the extended open plan layout enhances the overall living experience and connect to the modern fitted kitchen, which is designed to cater to both culinary enthusiasts and casual cooks alike. This contemporary space is ideal for entertaining, allowing for seamless interaction with guests while preparing meals. Additionally, the utility room with WC add to the practicality of the home, ensuring that daily tasks are managed with ease.

For those with vehicles, the property offers parking for up to three vehicles, a valuable feature in today's busy world. The outdoor space and large enclosed garden is perfect for children to play or for hosting summer barbecues, making it a wonderful setting for family life.

Overall, this detached house on Lawefield Avenue combines modern amenities with a welcoming atmosphere, making it an ideal choice for anyone looking to settle in a friendly community. With its thoughtful design and convenient location, this property is sure to attract interest from prospective buyers. Call now to arrange your viewing.





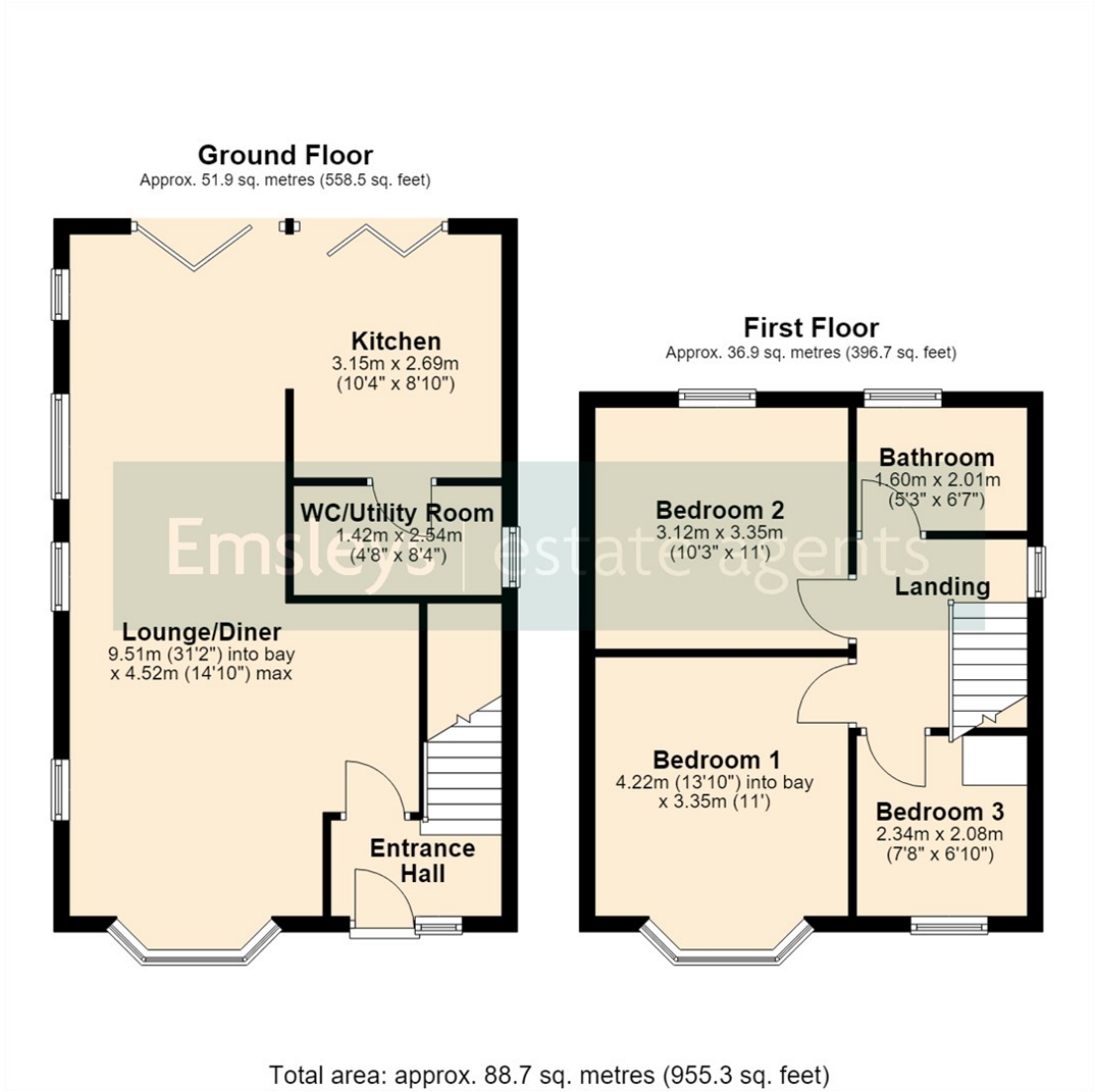



CAFE
MON AMOURS


CAFE
MON AMOURS







Total area: approx. 88.7 sq. metres (955.3 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