



Valentine Mews | Lofthouse | WF3 3NB

£230,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating C

Emsleys | estate agents

NO CHAIN. WELL PRESENTED. GARDEN. DRIVE & GARAGE. TWO RECEPTION ROOMS.

A beautiful home which presents an excellent opportunity for families and professionals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home, along with a modern fitted kitchen.

The property features a well-appointed bathroom, ensuring convenience for all residents.

Additionally, the house benefits from parking space, additional piece of garden which could provide further parking and single garage, a valuable asset in today's busy world.

Located in a sought after residential area, the property is well placed for a range of local amenities including shops, everyday services and leisure facilities in both Lofthouse and nearby Rothwell and Wakefield. Families will appreciate the nearby schools, with a selection of primary and secondary options within easy reach.

Public transport links are a particular advantage. Outwood railway station is accessible by a short drive, offering regular services to Leeds in around 10–15 minutes and to Wakefield Westgate in a similar time, providing convenient connections for commuters. Bus services run through Lofthouse towards Leeds, Wakefield and surrounding areas.

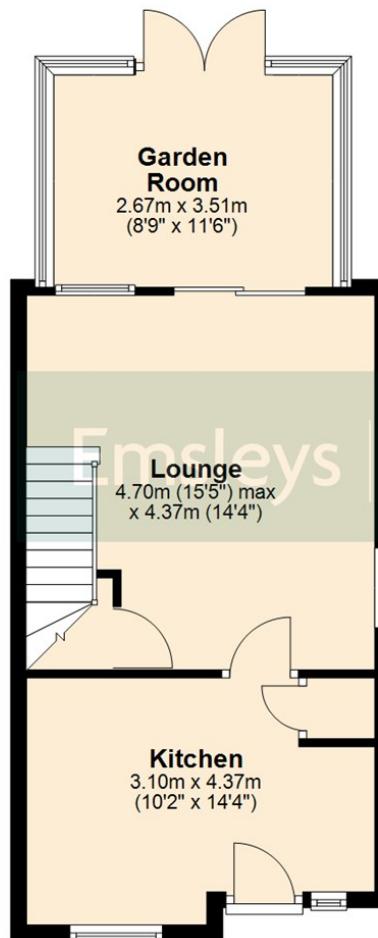
Green space is also close by, with parks and recreational areas in Lofthouse and the wider Wakefield district offering opportunities for walking and outdoor activities. The location further benefits from access to major road links, including routes towards the M1 and M62, supporting travel across West Yorkshire and beyond.

In summary, this semi-detached house in Lofthouse is a wonderful opportunity for those seeking a comfortable and spacious home in a desirable location. Call now to arrange your viewing.

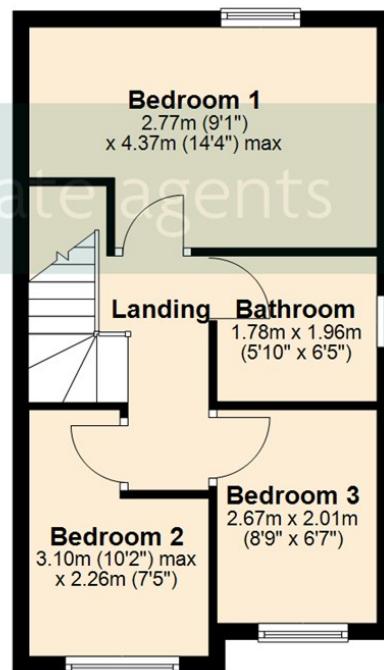




Ground Floor
Approx. 43.3 sq. metres (466.3 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 76.7 sq. metres (825.8 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.

