

Hopefield Gardens | Rothwell | LS26 0XU £245,000

Two bedroom semi-detached | Council Tax Band B | EPC Rating C

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IMMACULATE THROUGHOUT. SOLAR WATER HEATING. IDEAL STARTER HOME. CLOSE TO AMENITIES. Call now to register your interest and viewing for the open day on Saturday 21st November 2026 between 1pm and 3pm.
A stunning home found in a popular location with high demand expected. The ground floor offers a bright reception room with contemporary décor and neutral carpeting, providing a comfortable living and dining space. The modern kitchen features sleek white units, integrated appliances and generous worktop space, with a door opening directly to the garden, ideal for everyday access and entertaining.

Upstairs are two well-proportioned bedrooms, both presented to a high standard with fresh finishes and good natural light. The bathroom is modern and compromises a screened shower over bath with a white suite and tiled flooring, creating a clean, practical space.

Outside, the rear garden has been thoughtfully landscaped, combining lawn with an extensive decked terrace, perfect for outdoor dining. The property also benefits from solar water heating to make running costs more affordable.

Rothwell provides a range of local amenities, including Rothwell town centre with its shops, cafés and restaurants, and the green open space of Springhead Park, all within easy reach. Families are well served by a selection of local primary and secondary schools in the surrounding area.

Transport links are convenient, with Woodlesford station approximately 5 minutes' drive away, offering services to Leeds in around 10 minutes and to Manchester via connecting routes. The M1 and M62 motorway network is also readily accessible, making this an excellent base for commuters seeking a well-presented home, conveniently located less than 6 miles from Leeds and Wakefield City Centres.





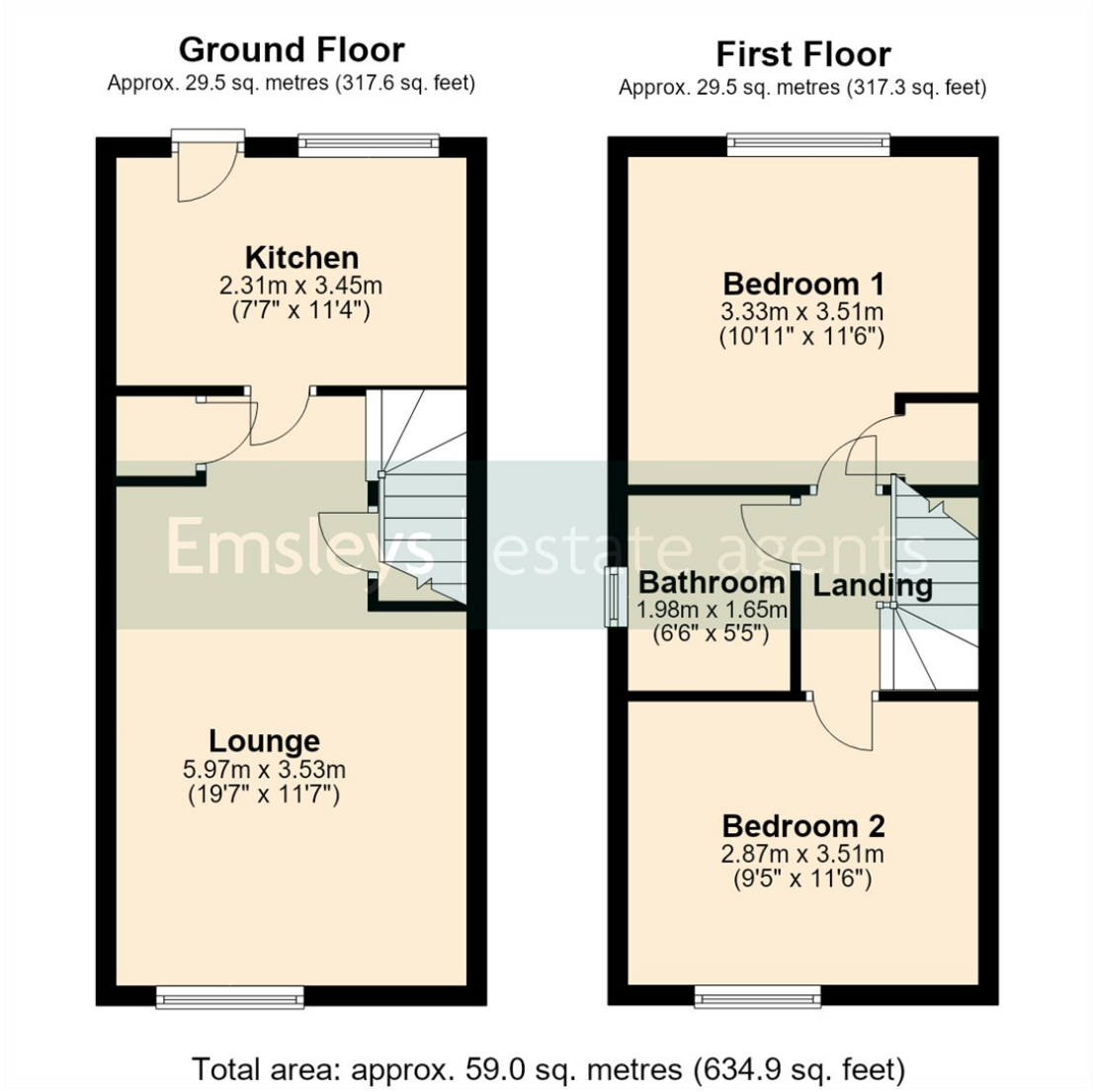


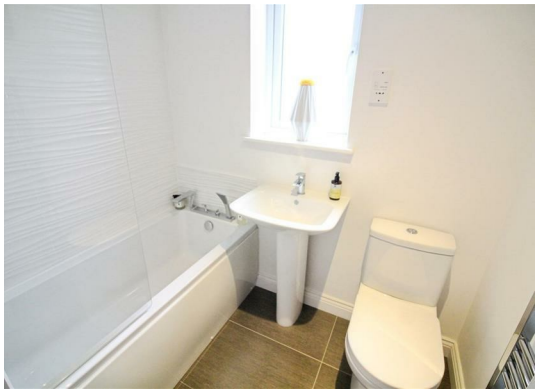
















These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to 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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