



3 bed detached house to buy in

Hopefield Way, Rothwell, Leeds, West
Yorkshire, LS26 0XR

£260,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Perfect Family Home in Sought After Development
- ✓ Fantastically Placed for All Highly Rated Schools
- ✓ Quiet End of Cul de Sac Location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are proud to present this absolutely delightful Detached Property in one of the most sought after estates at the end of a quiet Cul de sac in Rothwell LS26.

This 3 Bedroom Detached Home with Mediterranean Features is ready for a new owner to put their own stamp on, but is also readily useable and liveable in its current condition.

This property would make the ideal Family Home for those who are either first time buyers wanting to start a family and make their own with their take on new and contemporary decor, the established family needing to move into a dwelling in the perfect location for everything they would possibly need within easy reach, or the seasoned Investor to renovate and potentially Flip.

The Property briefly comprises the following:

Ground Floor: Entrance, Hallway, Downstairs WC with Sink and Toilet, Entrance into Living Room, with dual aspect windows, Dining Room, Conservatory, Kitchen.

First Floor: Master Bedroom with En-Suite featuring Basin, Bidet, Toilet and Shower Cubicle,, 2nd Double Bedroom, 3rd well proportioned Square Bedroom, Family Bathroom with Bath, Basin and WC.

Outside: Rear Southwest Facing Garden with Patio and Lawned area, with a selection of manicured shrubs and bushes. External Tap connection.

The rear side of the property has a detached Garage with Power, along with a private Driveway for off-street parking.

Surrounding Area - Hopefields has its own grassland area for the local residents to utilise and enjoy, along with further walkways and paths surrounding the location, which are ideal for picnics, walks, jogging, cycling and dog walking. The rural village of Carlton borders Hopefields which has additional walking areas. The local One Stop convenience store is a few minutes walk, along with the Chinese Takeaway and award winning Robin Hood Fisheries.

This Property is an ideal family home with 4 Good Ofsted Rated Primary & Secondary Schools all within a mile radius nearby and all the local amenities, with a home that is situated in a Sought after Cul De Sac Location for peace and quiet.

Area & General - The Area of Rothwell is renowned, with this particular development being one of the most sought after locations, with excellent pubs and restaurants and local amenities within Rothwell Town Centre, with it having a Large Morrisons and Aldi. Neighbouring the suburb of Oulton with its Lidl, Co Op, trendy bars and restaurants, as well as the renowned Oulton Hall Golf Club and Spa.

Springhead Park with its play areas and Tennis Courts is a few minutes drive away in the centre of Rothwell, with the Rothwell Sports & Leisure Centre with its Gym, Badminton, Fitness, Martial Arts & Swimming facilities also within a 5 minute drive, along with the Oulton Hall Golf Club and Spa on the Rothwell / Oulton Border.

The Transpennine Trail with access to St Aidens Nature Reserve can be accessed via neighbouring Woodlesford or Methley. Outwood Train Station and Woodlesford Train Station are local and approximately a 5 minute drive away.

Leeds City Centre is a 15 minute drive with buses available direct, or via the Stourton Park & Ride which is around 10 minutes away by road. The M1, A1 and M62 are all within easy reach from this property's location, the extremely handy for those who require easily accessible transport links.

This is a fantastic ready to move into family home with all the Good Schools, Shopping amenities, Leisure facilities and Transport links that you could wish for - all within easy reach.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1987

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

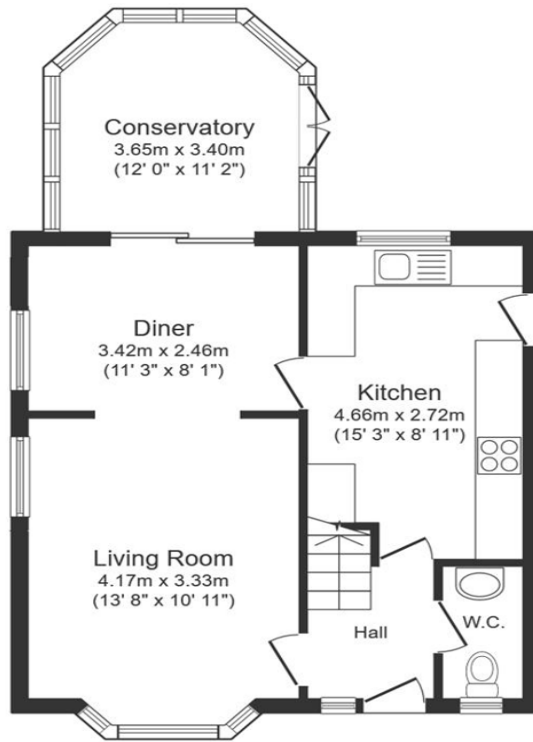
Water meter: Yes

Sewerage: Standard UK domestic

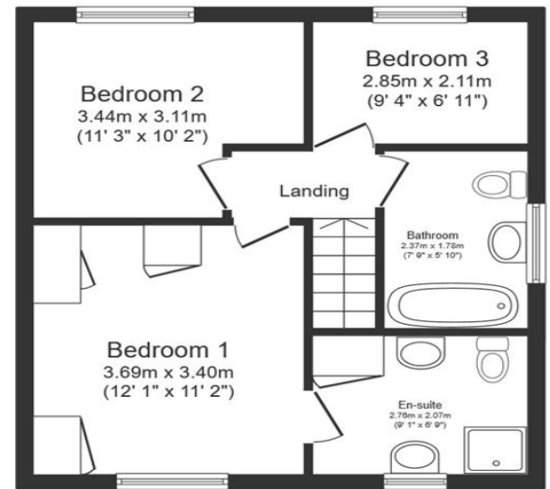
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



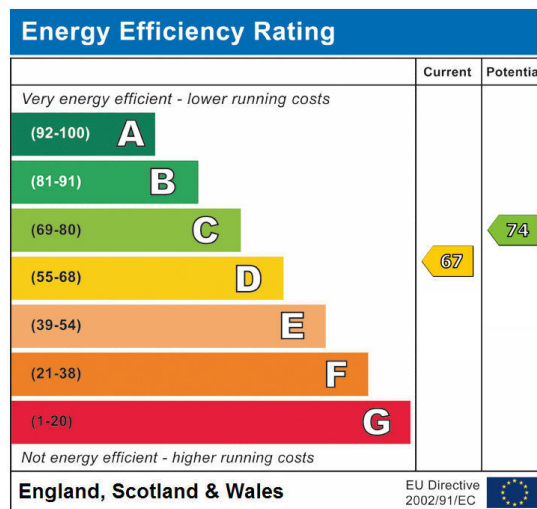
Ground Floor



First Floor

Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Hopefield Way, Rothwell, Leeds, West Yorkshire, LS26 0XR

Contact your local branch today for more information on this property:

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