



Pinders Green Fold | Methley | LS26 9BD

£185,000

Two bedroom mid town house | Council Tax Band B | EPC rating C

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TWO BEDROOM MID-TOWN HOUSE. TASTEFULLY PRESENTED THROUGHOUT. ALLOCATED PARKING

This two bedroom mid-town house is situated in a cul-de-sac location in the village of Methley and has easy access to local amenities as well as the A1/M1 motorway.

The accommodation briefly comprises: entrance hall, lounge, kitchen/diner, two bedrooms to the first floor and a bathroom/WC. In addition, the property has PVCu double-glazed windows, French doors leading from the kitchen to the rear garden, a composite front entrance door, gas central heating with a combination boiler, a modern fitted kitchen with a four ring electric hob and extractor chimney hood over, built-in electric oven and plumbing for a washing machine, fitted wardrobes to the main bedroom, a modern three piece white bathroom suite comprising; rectangular panelled bath with shower over and side screen, pedestal wash basin and a low flush WC.

Outside, to the front of the property is a lawn garden and allocated parking spaces. To the rear is a private and enclosed garden with a paved seating area and lawn with pebbles to the borders.

An early viewing is highly recommended.

Ground Floor

Entrance Hallway

Composite door leading into the entrance hallway, which has a central heating radiator, stairs to the first floor and a door to:

Living Room 3.11m x 4.01m (10'2" x 13'2")

A light and airy room having a laminate floor, T.V point, PVCu double-glazed window, central heating radiator and a door to:

Kitchen/Dining Room 2.92m x 4.96m (9'7" x 16'3")

Fitted with a range of wall and base units with roll edge work tops, sink and drainer unit, built-in oven, hob and extractor over, plumbed for a washing machine and space for a fridge/freezer. Laminate floor, walk-in cupboard, central heating radiator, PVCu double-glazed window and French doors over looking the rear garden .

First Floor

Landing

Doors off to:

Bedroom 1 3.19m x 3.92m (10'6" x 12'10")

Having fitted wardrobes with mirrored fronts, laminate floor, central heating radiator and two PVCu double-glazed windows.

Bedroom 2 2.84m x 2.32m (9'4" x 7'7")

PVCu double-glazed window to the rear and a central heating radiator.

Bathroom 1.42m x 2.54m (4'8" x 8'4")

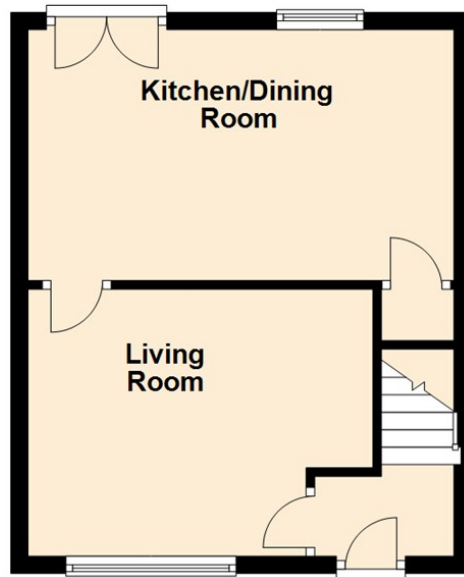
Comprising of a three piece suite with panelled bath with shower over, vanity wash hand basin and a low flush W.C.,. Tiled walls, central heated radiator and a PVCu double-glazed window to the rear,

External

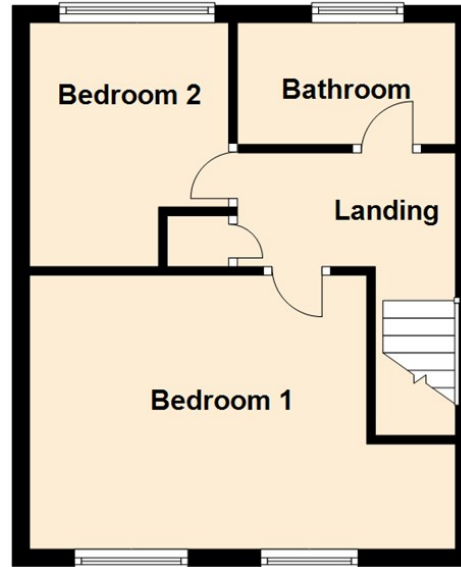
To the front is a neat lawn garden with a pathway leading to the front door. To the rear is a small patio, private and enclosed lawn garden and shed. Allocated parking.



Ground Floor



First Floor



Total area: approx. 60.8 sq. metres (654.2 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.



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