



Pinfold Lane

Methley, Leeds, LS26 9AA
£650,000



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IMPRESSIVE THREE/FOUR BEDROOM DETACHED PERIOD FAMILY HOME*IMMACULATEDLY PRESENTED INSIDE AND OUT*LONG RANGE OPEN VIEWS TO THE REAR

This impressive double fronted Edwardian house is situated on one of the most sought after locations in the area and has extraordinary grounds and views, is large in stature and offers spacious accommodation arranged over two floors retaining many original features. The grand rooms include three/four double bedrooms, spacious open plan kitchen, dining living and entertaining area and two bathrooms. Beautiful high ceilings throughout the property add to the feeling of space and an abundance of natural light gives the property a warm and welcoming feel. This home is a fine example of a period property and is of a quality specification throughout with high levels of attention to detail by the current owners. Sympathetically stylish internal doors, engineered wood flooring to the open plan kitchen/living area, ornate radiators, sash windows are only a few of the wonderful modern changes this delightful property has under gone inside-with no expense spared and now provides a unique and individual, bespoke family home. Externally this home does not disappoint either and is as beautiful as the inside, receiving the same detailed attention with landscaped gardens, patio areas ideal for alfresco dining and unspoiled views over open countryside. Methley is a very popular semi-rural village with a good range of local amenities. The surrounding area consists of natural landscape, lakes, fields and parks for countryside walks. Easy access to St Aiden's RSPB reserve only 10 mins walk for those loving the countryside and nature. Having a well regarded Primary school, local GP surgery, pharmacy, post office, small convenience shops, cricket ground football and rugby teams, pubs, restaurants and cafes. Perfect for families. There are also excellent transport links provided by the A1M1 and M62 motorway networks, ideal for commuters. Call 24 hours, 7 days a week.

- Impressive, period family home
- Tastefully extended to the rear
- Stunning, large open plan kitchen/living/dining room
- Two bathrooms and downstairs W.C
- High specification throughout many original features retained
- Beautiful landscaped gardens, large double length garage
- This home is a stunning example of a period property, must be viewed to appreciate it fully.
- EPC Rating D
- Council Tax band E



Ground Floor

Entrance Hallway

This bright and welcoming entrance hallway fitting of such a property has high ceilings and has been thoughtfully decorated to retain many original features having laminate flooring, ornate central heating radiator, stairs to the first floor, under stairs cupboard, ornate handmade coving and doors leading off. Recently fitted high specification front door.

Dining Room / Bedroom Four

13'1" x 12'2" (3.99m x 3.70m)

With oak effect door leading into spacious room which potentially has different uses, such as an easy conversion into a fourth bedroom for any growing family. Laminate flooring, picture rail, ornate fire surround and coal gas fire, PVCu sash window, coving to ceiling, central heating radiator,

Living Room

18'1" x 12'0" (5.51m x 3.66m)

This stylish, tastefully decorated room with high ceiling and PVCu sash window to front has a feature fire surround and log burner with granite hearth, picture rail, built in cupboard, ornate central heating radiator, T.V point, along with a feature decorated wall, double doors lead to the extended open plan kitchen room.

Kitchen/Dining/Living Room

21'2" x 18'5" (6.45m x 5.61m)

This spectacular room is the heart of this stunning property which has been extended by the present owners, has two PVCu double glazed sets of french doors and one PVCu window, along with 3 Velux skylight roof windows making this room bright and airy. The kitchen is bespoke with ample wall and base shaker style cupboards, granite worktops, range master cooker, integrated dishwasher, Belfast sink and swan neck tap, tiled splash back. Engineered wood flooring which provides plumbed in under floor heating, This large open plan room provides a family area, and ample room for dining, living and entertainment making this the perfect family room and the centre of the home.

Pantry area

Part of the sizable kitchen is this pantry/storage area with floor to ceiling cupboards and American fridge freezer, leading into the utility room.

Utility

8'8" x 8'7" (2.65m x 2.62m)

A size-able room having more matching cupboard space to the kitchen, solid wood worktops, plumbing for a washing machine, PVCu double glazed window, the solid wood flooring flows through this room in to the ground floor bathroom

Ground floor bathroom

Having a low flush W.C and wash basin, boiler cupboard, PVCu window and towel rail.

First Floor

Galleried Landing

A spectacular feature space having beautiful ornate coving, wall panelling, two tired floor space and access to the bedrooms and main house bathroom, PVCu sash window and ornate central heating radiator, picture rail.

Bedroom 1

13'11" x 12'5" (4.24m x 3.79m)

The master having bespoke built in wardrobe space, drawers, ornate central heating radiators, PVCu sash window, picture rail, door off to the en suite.

En-suite Shower Room

Fully tiled walk in shower cubicle and vanity wash hand basin, low flush W.C, PVCu window. towel rail, electric underfloor heating

Bedroom 2

13'1" x 12'8" (3.99m x 3.85m)

Double bedroom with high ceilings, PVCu sash window and ornate central heating radiator, picture rail

Bedroom 3

9'5" x 12'8" (2.87m x 3.85m)

Double bedroom with high ceilings, PVCu window and ornate central heating radiator.

Bathroom

8'7" x 9'0" (2.62m x 2.74m)

Comprising of a three piece suite, with a panelled bath with shower over, built in vanity wash hand basin and low flush w.c, fully tiled walls and floor to compliment the suite. PVCu window. towel rail, loft hatch, electric underfloor heating

External

To the front of the property which gives stunning kerb appeal is a brick wall with stone tops, block paved cobble style driveway with ample parking for several cars, neat, established lawn and borders. The veranda is the stunning and unique external feature of this property with tiled flooring and steps, ideal for sitting out and watching the world go by. The driveway leads to the large double plus length detached garage with up and over door.

A rear gate opens up in to the stunning rear garden with a breakfast patio laid in stone and raised seating area just off the kitchen area, the pathway leads to a composite side door into the garage and the neat lawned garden leads to another larger stone paved patio at the rear of the garden with open views across unspoilt countryside

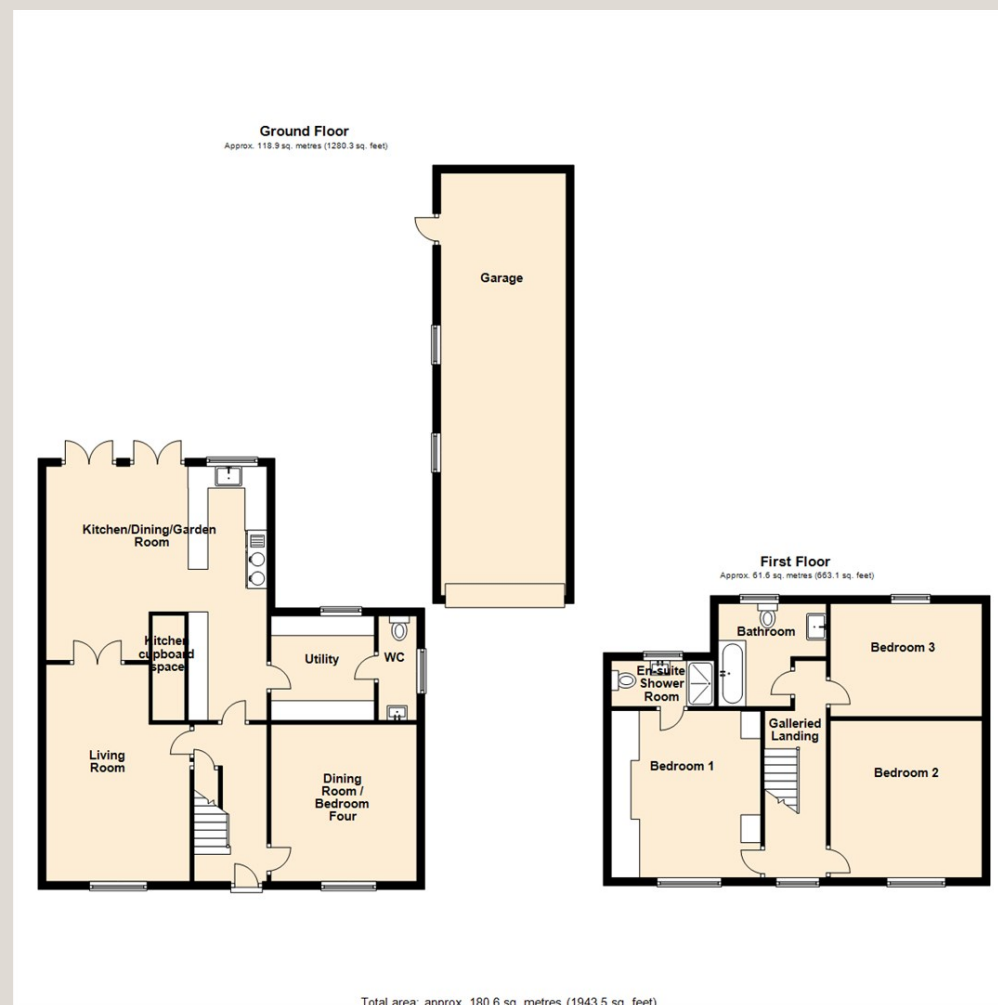
Garage

35'1" x 10'4" (10.69m x 3.15m)

A large double plus space with power and light, front garage door and side composite door. The garage has more conversion potential for projects such as garden/entertainment room or even for additional family members with utilities nearby







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