



Pinfold Lane | Mickletown Methley | LS26 9JS

£340,000

THREE BEDROOM DETACHED | EPC C | COUNCIL TAX D

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THREE BEDROOM DETACHEDNO CHAIN***RECENTLY REFURBISHED***

This property has been fully refurbished throughout, new windows, new doors, full electrical rewire, plumbing and boiler system all helped in giving this property an EPC C rating.

A newly built porch welcomes you to the property, with the entrance to the newly fitted shaker style kitchen to the right. The kitchen is fitted with a comprehensive range of modern wall and base units and complementing worktop space. The kitchen features electric five ring hob, extractor fan, electric oven, slimline dishwasher and spot lights. From the kitchen, under the stairs is a handy space, already plumbed for a washing machine and additional storage. Across the entrance hall, is the spacious lounge with beautiful patio doors leading out to the large rear garden. The garden has huge potential for someone to really make it their own, ideal for entertaining and BBQ-ing.

Stairs leading to the first floor, bedroom one and bedroom two are both good sized doubles with additional built in storage. Bedroom three is a single, ideal for a child's bedroom or perfect office, working/studying from home space. The first floor is complete with a three piece family bathroom, shower over bath, wash basin and W.C. The bathroom is mostly tiled, including the floor.

Outside the property there is ample parking for multiple cars and a small lawned area to the front of the house and new fences.

The location provides fantastic transport links along with all the amenities and facilities a family or professional couple would need. Further featuring gas central heating and double glazing, this lovely home is bound to attract a lot of interest and internal viewing is highly recommended to fully appreciate the opportunity available to make this your stunning home.

Ground Floor

Porch

Entrance porch leads to the entrance hallway,

Hallway

Stairs to the first floor, doors to:

Kitchen/Dining Room 5.07m x 3.24m (16'8" x 10'8")

Fitted with ample wall and base units, contrasting worktops, built in oven, hob and extractor over. Sink and drainer unit, storage cupboard, Double glazed window to the front and rear, central heating radiator.

Lounge Area 5.07m x 3.42m (16'8" x 11'3")

Two double glazed windows to front, double french doors to the rear, T.V point, central heating radiator

First Floor

Landing

Double glazed window to rear, doors to:

Bedroom 1 3.72m x 3.67m (12'2" x 12'0")

Double glazed window to front, central heating radiator, door to Storage cupboard.

Bedroom 2 2.95m x 3.42m (9'8" x 11'3")

Double glazed window to front, central heating radiator, door to Storage cupboard.

Bedroom 3 2.02m x 2.53m (6'8" x 8'4")

Double glazed window to rear, central heating radiator.

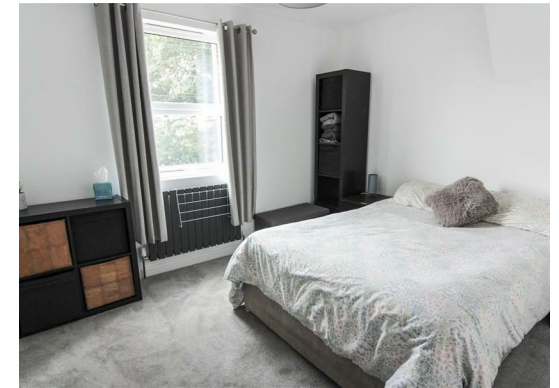
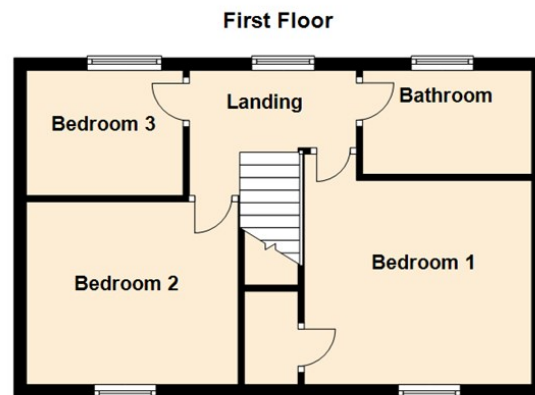
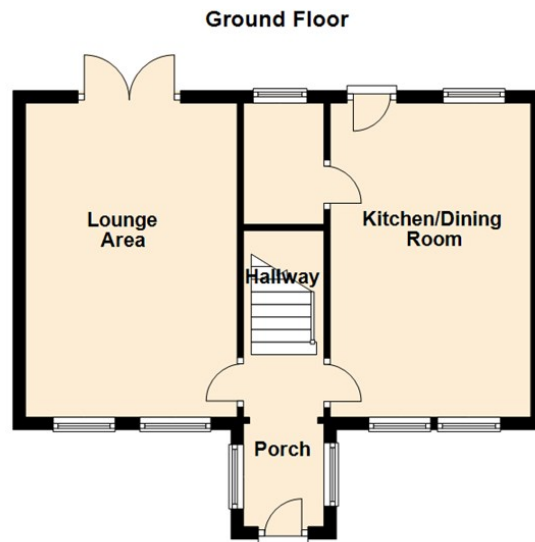
Bathroom 1.68m x 2.67m (5'6" x 8'9")

Re-fitted three piece suite, bath with shower over, vanity wash hand basin, low flush w.c, tiled walls. Double glazed window and central heating radiator.

External

to the front is a neat lawn area, gravel driveway to the side. The rear garden is a god size with lawn and patio, been private and enclosed.





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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