



Pinders Green Fold | Methley | LS26 9BD

£170,000

Two Bedroom Mid Town House | EPC C | Council Tax B

Emsleys | estate agents

TWO BEDROOM MID TOWN HOUSENO CHAIN***OFF STREET PARKING***

Presenting for sale a delightful two-bedroom mid townhouse, perfectly situated in a highly sought-after location. This remarkable property is sure to attract significant interest, particularly amongst first-time buyers eager to secure a quality home.

Upon entry, you will be greeted by a spacious reception room, boasting wood floors that instantly create a warm and welcoming atmosphere. This space is ideal for entertaining visitors or simply enjoying a quiet evening at home.

The property benefits from a well-proportioned, open-plan kitchen, bathed in natural light. This modern space offers ample room for dining and features all the necessary appliances. The built-in storage solutions and dining space make this kitchen both functional and stylish.

The first bedroom is a generously sized master bedroom complete with built-in wardrobes, offering considerable storage space. The second bedroom, while a single, also benefits from built-in wardrobes, ensuring ample storage. Both rooms are well-maintained and ready for the new owners to add their personal touch. The house also includes a three-piece suite bathroom, providing all the essentials in a compact yet comfortable space.

The unique features of this property are a secure parking space and a private garden, both of which add significant value. The garden offers a peaceful retreat and the opportunity for outdoor entertaining.

In conclusion, this townhouse is a fantastic opportunity for first-time buyers to acquire a home in a sought-after location, with a host of desirable features such as built-in wardrobes, parking, and a private garden.

Ground Floor

Entrance Hallway

With stairs leading to the first floor, central heating radiator, door to:

Living Room 4.02m x 3.20m (13'2" x 10'6")

Double glazed window, central heating radiator, T.V point, laminate floor.

Kitchen/Dining Room 2.89m x 4.02m (9'6" x 13'2")

Fitted kitchen with wall and base units, contrasting work tops, built in oven, hob and extractor over. Plumbed for washing machine, space for fridge freezer. Space for dining table. Central heating radiator, double glazed window and french doors to the rear garden.

First Floor

Landing 1.73m x 1.92m (5'8" x 6'4")

Bedroom 1 3.23m x 4.02m (10'7" x 13'2")

Fitted wardrobes, central heating radiator and two double glazed windows.

Bedroom 2 3.58m x 2.07m (11'9" x 6'9")

Fitted wardrobes, central heating radiator and double glazed windows.

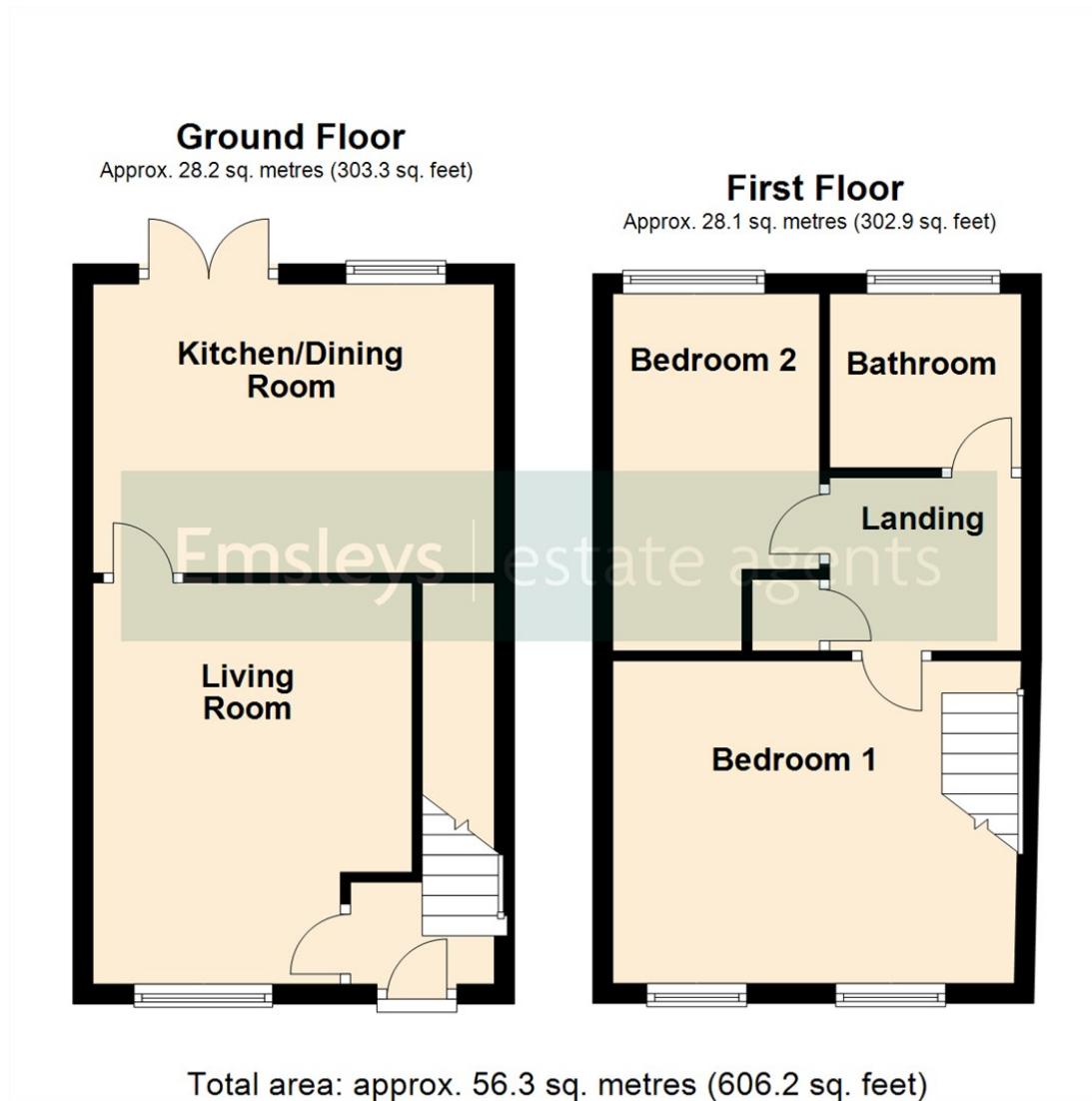
Bathroom 1.74m x 1.92m (5'9" x 6'4")

Three piece white bathroom suite with bath and shower over, vanity wash hand basin and low flush W.C, tiled walls, central heating radiator and double glazed window.

External

To the front is off street parking and to the rear is a patio and lawn area.





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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents