



Burnleys Mews | Methley | LS26 9BL

£385,000

Four bedroom detached | EPC D | Council Tax E

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\*\*\*FOUR BEDROOM DETACHED\*\*\*SOUGHT AFTER LOCATION\*\*\*IDEAL FAMILY HOME\*\*\*

Presenting a highly desirable, immaculate detached house for sale, situated in a sought-after location. This exceptional property boasts a plethora of unique features that make it an ideal home for families.

The house comes with a total of four bedrooms, one bathroom, two reception rooms, a kitchen, as well as utility room, a ground floor W.C and an integral garage. Each bedroom is well-appointed, with the master bedroom featuring an en-suite and built-in wardrobes. The remaining three bedrooms are generous in size, with two being double rooms, and all come with built-in wardrobes for ample storage.

The bathroom is fitted with a three-piece white suite that maintains the property's overall immaculate condition. The kitchen is a dream for anyone who loves cooking, with natural light filling the space, creating a bright and inviting atmosphere.

The two reception rooms in this house are truly special. Reception room one is graced with large windows that bathe the room in natural light, and a cosy fireplace that serves as a beautiful focal point. Reception room two offers a stunning garden view and direct access to the garden, seamlessly blending indoor and outdoor living.

The property is further enhanced by its unique features including off-street parking, a single garage, and a beautiful garden that provides a tranquil outdoor space for relaxation or family play. The utility room and ground floor W.C add to the practicality of this family home.

Overall, this property offers a perfect balance of style, space, and comfort, making it a perfect choice for a family home in a highly sought-after location.

## Ground Floor

### Entrance Hall

Stairs to the first floor, double doors to the lounge,

### Living Room 5.69m x 3.44m (18'8" x 11'3")

Having feature fire and surround, T.V point, central heating radiator, double glazed bay window

### Dining Room 3.79m x 2.62m (12'5" x 8'7")

French doors, central heating radiator, positioned to the rear

### Kitchen 3.83m x 2.92m (12'7" x 9'7")

Ample wall and base units, contrasting worktops, sink and drainer unit, space for cooker, space for fridge freezer, double glazed window.

### Utility 1.58m x 1.65m (5'2" x 5'5")

Plumbed for washing machine, wall and base units, double glazed window and rear entrance door.

### WC

Low flush W.C, vanity wash hand basin, double glazed window

## First Floor

### Landing 1.67m x 4.26m (5'6" x 14'0")

A large light window to side, doors off to:

### Bedroom 1 3.25m x 4.78m (10'8" x 15'8")

Fitted wardrobes and draw units, central heating radiator, three double glazed windows, door to:

### En-suite Shower Room 1.63m x 2.63m (5'4" x 8'8")

Large walk in shower unit, vanity wash hand basin and low flush W.C, double glazed window and central heating radiator

### Bedroom 2 3.87m x 2.26m (12'8" x 7'5")

Built in wardrobes, double glazed window and central heating radiator.

### Bedroom 3 3.03m x 2.63m (9'11" x 8'8")

Built in wardrobes, double glazed window and central heating radiator.

### Bedroom 4 3.03m x 2.29m (9'11" x 7'6")

Built in wardrobes, double glazed window and central heating radiator.

### Bathroom 1.52m x 2.63m (5'0" x 8'8")

Three piece suite with paneled bath and low flush W.C, vanity wash hand basin, double glazed window and central heating radiator.

### Garage 5.54m x 2.51m (18'2" x 8'3")

Integral with roller door, and wall mounted central heating boiler.

### External

To the front is ample off street parking, slate infill and established shrubs. To the rear is a paved patio and raised garden along with a garden shed.









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](http://www.emsleysestateagents.co.uk)

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