



Lower Mickletown | Methley | LS26 9AN

£200,000

Two Bedroom Detached Bungalow | EPC D | Council Tax C

Emsleys | estate agents

***** NO CHAIN *** TWO BEDROOM DETACHED BUNGALOW *** IN NEED OF MODERNISATION *****

Presenting a detached bungalow for sale that is brimming with potential. Currently in need of modernising, this property holds excellent opportunities for those seeking to make their mark on a home.

The property boasts ample living space with a single reception room. This room is a standout point, benefiting from large windows that invite a flood of natural light, and provides access to a delightful conservatory, offering an additional space to unwind or entertain.

The functional kitchen benefits from natural light and is fitted, ready for a new owner to add their personal touch. This property encompasses two bedrooms, the first being a generous size double room with built-in wardrobes, complemented by a cosy single bedroom, providing the perfect space for guests or a home office.

A three-piece suite bathroom serves the bedrooms, providing essential amenities.

One of the unique features of this property is the availability of parking, a single garage and a garden, providing outdoor space for relaxation or socialising.

Located in a sought-after location, the property is within walking distance of public transport links for easy commuting. Additionally, the green spaces nearby are perfect for those who appreciate the tranquility of nature within a stone's throw of their home.

This property is a superb opportunity for buyers looking for a project or investors seeking to increase their portfolio. The potential to transform this bungalow into a dream home is palpable and awaiting your vision.

Hallway 0.82m x 2.79m (2'8" x 9'2")

Entrance door to the front aspect, a built in cupboard housing the water tank, a gas central heating radiator and a loft access hatch, Doors off to:

Lounge/Dining Room 3.17m x 5.12m (10'5" x 16'10")

Having feature fire place with a gas fire, T.V point, central

heating radiator, double glazed window to the rear aspect and patio doors leading through the the conservatory.

Conservatory 2.59m x 3.30m (8'6" x 10'10")

Construction with a brick base and having windows to the sides and rear

Kitchen 2.51m x 3.30m (8'3" x 10'10")

Fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, a gas central heating boiler and thermostat, and a double glazed window to the front

Bedroom 1 3.17m x 3.67m (10'5" x 12'0")

Double glazed window to the rear and a gas central heating radiator.

Bedroom 2 2.51m x 2.59m (8'3" x 8'6")

Double glazed window to the front and a gas central heating radiator.

Bathroom 1.59m x 1.87m (5'3" x 6'2")

Comprising of a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the front.

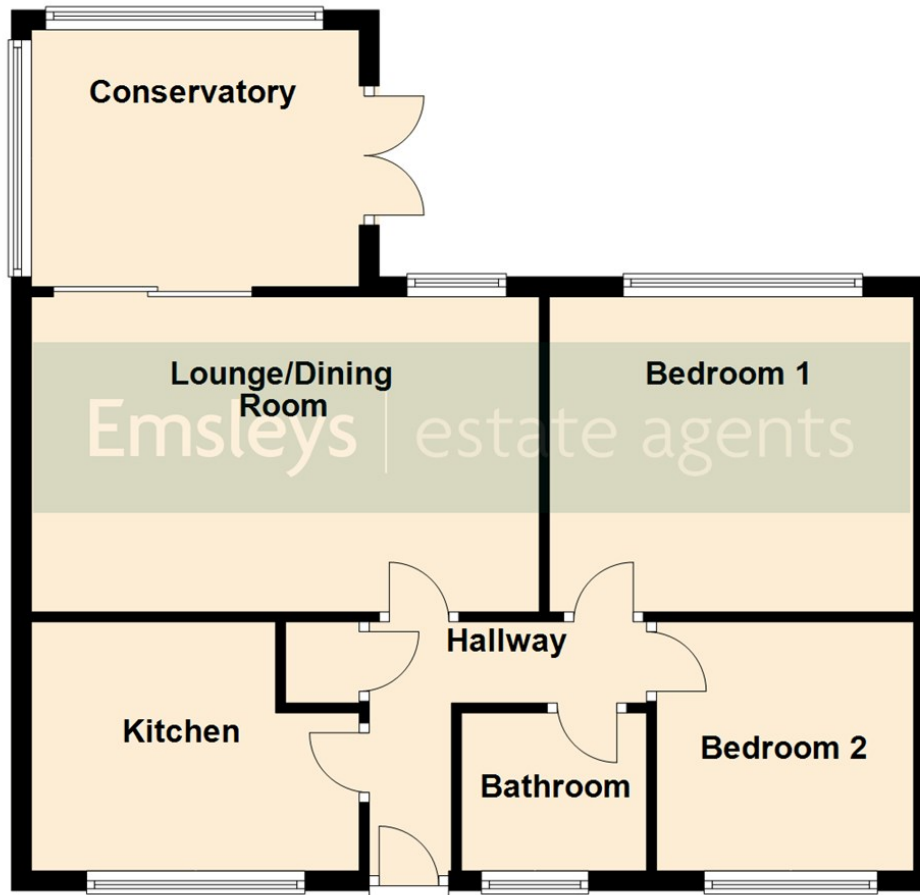
External

Externally the property is set on a well maintained plot with a lawn garden to the front and a driveway for off street parking. To the rear is a further lawn garden space with a detached garage, greenhouse and extensive views. A detached garage with an up and over door.



Ground Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



Total area: approx. 60.2 sq. metres (648.5 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.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents