



Shann Hall Farm

Methley, Leeds, LS26 9ET
Guide Price £425,000



SIGNATURE

BY

Emsleys | estate agents

Shann Hall Farm

Methley, Leeds, LS26 9ET

STUNNING DEVELOPMENTFOUR BEDROOMS***TWO BATHROOMS***OPEN PLAN LIVING***

This constructed four bedroom end through town house will provide stunning accommodation suitable for a family on this particularly attractive development of new and converted properties.

The property known as The Old Dairy is a town house built on the footprint of the old brick built barn and incorporates gas fired central heating with underfloor heating to the ground floor, double glazed windows, two parking spaces, a predominantly south west facing enclosed rear garden.

There are an extensive range of units to the dining kitchen, a ground floor cloakroom/WC, three bedrooms and family bathroom to the first floor, whilst to the second floor there is a master bedroom with en-shower room.

The property is finished to a particularly high specification. The house is located within a small courtyard development adjacent to the ground of the former Shann Hall being a Grade II listed building, dating from the early 18th century.

Methley village is located within 8 miles of Leeds City Centre and within approximately 5 miles of the motorway network. The site is close to the River Aire and enjoys bridle path access into the City Centre.

We strongly recommend an early inspection to appreciate the location, position and desirability of this development.

- STUNNING DEVELOPMENT
- FOUR BEDROOMS
- TWO BATHROOMS
- HIGH QUALITY FIXTURES AND FITTINGS
- SET OVER THREE FLOORS
- SPACIOUS LIVING ARRANGEMENTS
- PARKING
- EPC B
- COUNCIL TAX D



Ground Floor

Kitchen/Lounge

23'8" x 16'0" (7.21m x 4.88m)

On entering the open plan kitchen is fully fitted with ample wall and base units, built in oven, hob and extractor over, integrated appliances, sink, drainer and mixer tap, Breakfast bar area. Tiled flooring with under floor heating, double glazed window. The Lounge area with T.V point, solid wood flooring, french doors leading to the garden, Doors to:

Utility

4'9" x 4'9" (1.44m x 1.45m)

Plumbed for washing machine, space for tumble dryer, wall and base units, double glazed window.

WC

Low flush w.c, vanity wash hand basin, tiled floor, ladder rail, tiled walls.

Entrance Hall

Door leading into the entrance hallway, stairs to the first floor.

First Floor

Landing

Doors off to:

Bedroom

11'5" x 9'3" (3.48m x 2.82m)

A good size double bedroom, double glazed window, central heating radiator

Bedroom

11'11" x 9'3" (3.63m x 2.82m)

A good size double bedroom, double glazed window, central heating radiator

Bedroom

8'5" x 9'1" (2.57m x 2.76m)

A good size double bedroom, double glazed window, central heating radiator.

Bathroom

7'3" x 9'1" (2.20m x 2.76m)

A really good size family bathroom comprising of a four piece suite with walk in shower, separate bath, vanity wash hand basin low flush W.C, tiled walls and floor, double glazed window and ladder rail.

Second Floor

Main Bedroom

14'6" x 13'4" (4.41m x 4.06m)

A large master bedroom. with velux windows, central heating radiators, eves storage, door to storage/walk in wardrobe and en-suite

En-suite Shower Room

Walk in shower unity, vanity wash hand basin and low flsh w.c, Tiled walls and floor, ladder rail, velux window.

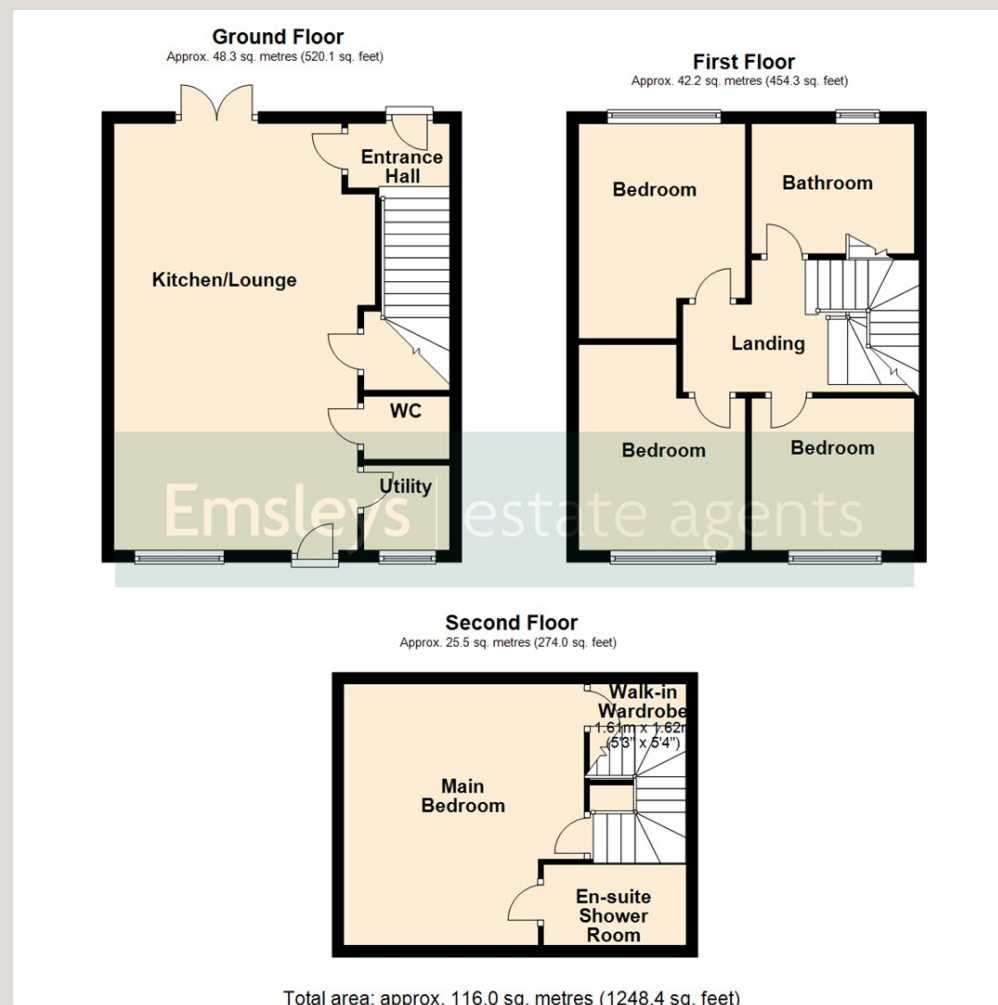
Walk-in Wardrobe

External

The property is walled and fenced making this private and enclosed, with a paved patio, neat lawn garden. Parking for two cars







6 Main Street, Garforth
Leeds LS25 1EZ

t. 0113 286 4000

e. garforth@emsleysestateagents.co.uk

www.emsleysestateagents.co.uk

35 Austhorpe Road, Crossgates
Leeds LS15 8BA

t. 0113 284 0120

e. crossgates@emsleysestateagents.co.uk

4 Wolsey Parade,
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. sherburn@emsleysestateagents.co.uk

65 Commercial Street, Rothwell
Leeds LS26 0QD

t. 0113 201 4040

e. rothwell@emsleysestateagents.co.uk

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.



SIGNATURE

BY

Emsleys | estate agents