

# HUNTERS<sup>®</sup>

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## Lower Mickletown

Methley, Leeds, LS26 9AN

Offers In The Region Of £550,000



Situated in the desirable village of Methley, set back from the road and accessed along a private driveway, Hunters are proud to introduce to the market The Paddock. This property was thoughtfully designed and built by the current owner and from the moment you enter the attention to detail and craftsmanship shines through. Set in a plot of approximately 0.3 acre with gardens and greenery surrounding there is a large garage/carport with mezzanine level above and further storage room to the rear that could be converted into an annexe or a workspace subject to the relevant consents. The property also has the benefit of a serviced security alarm and CCTV system.





## Description

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The property itself is currently a stunning 3 bedroom but could easily be extended subject to the relevant consents and to the rear of the property is a large garden excellent for entertaining with outbuildings and outstanding views over the neighbouring fields and lake.

Internally the property boasts hardwood doors throughout and has to the ground floor underfloor heating. Entry is via a welcoming hallway with open solid wood staircase and ample storage space. Off the hallway is the spacious dual aspect lounge/ family room with feature chimney breast and ample space for furniture, a utility room with space and plumbing for a washing machine and tumble dryer and at the heart of the home is the living dining kitchen area. This features a bespoke fitted solid wood kitchen comprising of base and wall units with complimentary tiles and worktop surfaces with space for a range cooker, a dining area with space for a 6–8-seater dining table and a family area with chimney breast and doors opening on to the rear garden with far reaching views, this room is the perfect entertaining space for the growing family.

Also on the ground floor is bedroom three and a family bathroom fitted with a three piece suite comprising of a 'slipper' style bath with mixertap/shower attachment, a pedestal hand wash basin and a WC. Additionally fitted with a large cubicle housing a shower and tiling to the walls and flooring.

The first floor accommodation has a master suite with dressing area and large ensuite with tiling to splashback areas comprising of a roll top freestanding bath with floor standing mixertap/shower head and a shower over the bath, pedestal hand wash basin and a WC, a second bedroom with equally as much space and an ensuite shower room with cubicle housing a shower, wall mounted hand wash basin and a WC.

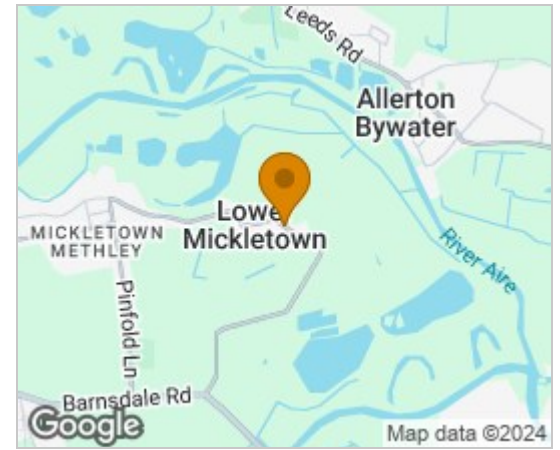
Externally, the property is set in well maintained grounds with a good degree of privacy and has ample parking for numerous vehicles, a carport and a garage and a little caravan that the sellers affectionally call 'Betty' that is used as a summer room.

In summary this property has to be viewed to be fully appreciated. It is perfect for those seeking their forever family home in an idyllic location with transport links close by but having the benefit of being rural.

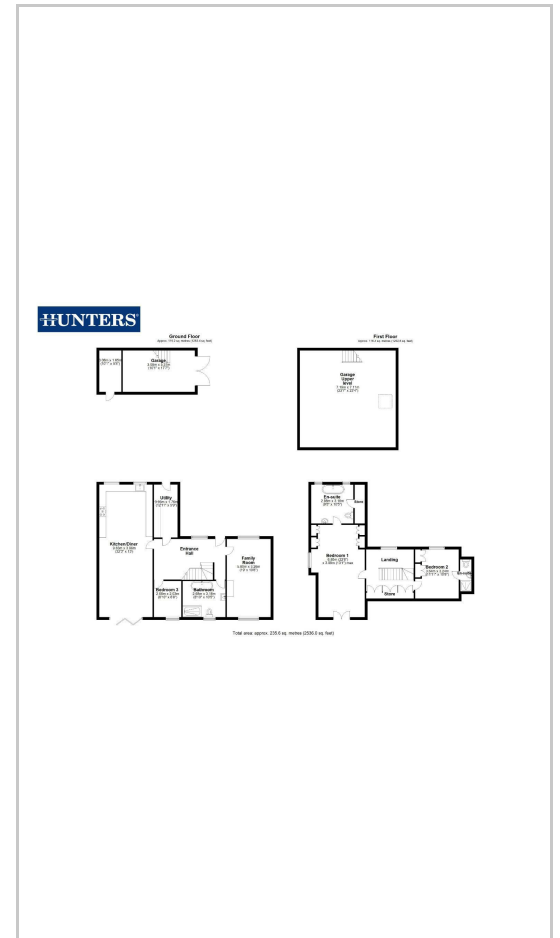
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6 Bank Street, Castleford, WF10 1HZ  
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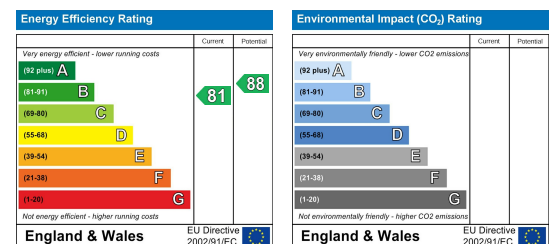
## Area Map



## Floor Plans



## Energy Efficiency Graph



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