



## Church Lane

Methley, Leeds, LS26 9HN

£270,000



Situated in prime location with far reaching views in the village of Methley is this 3 bedroom semi detached property with traditional features throughout.

To the ground floor the property briefly comprises; entrance hallway with feature stained glass window and access to the kitchen and living room, and handy downstairs WC. The dining kitchen has a range of solid wood base and wall units with complimentary worktops and space for a dining table, there are two large reception rooms namely lounge and dining room with large windows letting the natural light flow in.

Upstairs are three good sized bedrooms, the master featuring stained glass bay window. The family bathroom has a shower cubicle, wc and basin with complimentary floor to ceiling tiles in neutral colours.

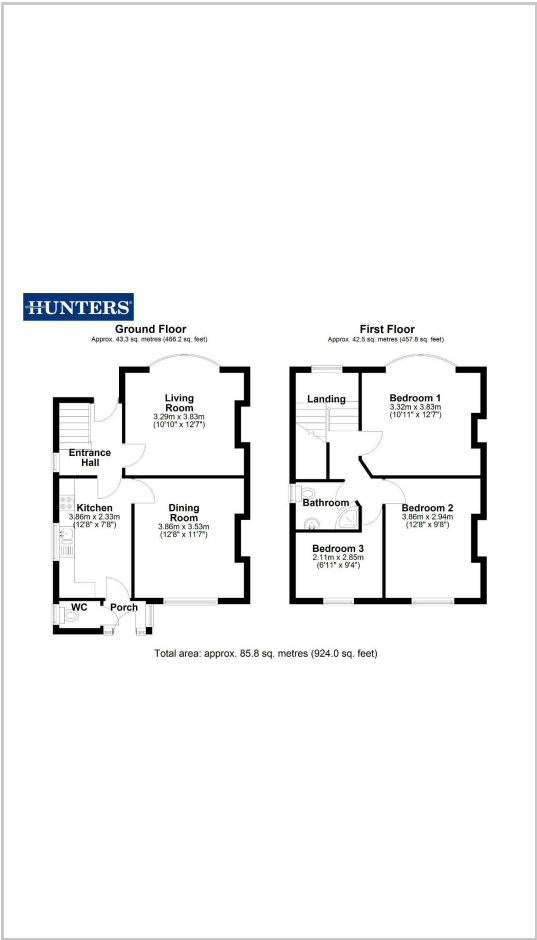
To the front of the property is a pleasant front garden and driveway for multiple vehicles. To the rear of the property is a large garden with patio area perfect for enjoying the evening sun and outstanding views over the neighbouring fields, a detached garage and further outbuildings.



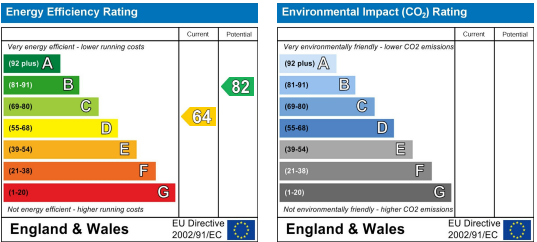
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.