

# HUNTERS®

HERE TO GET *you* THERE

63 Church Lane, Methley, Leeds, LS26 9HN

£270,000

Property Images





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS<sup>®</sup>

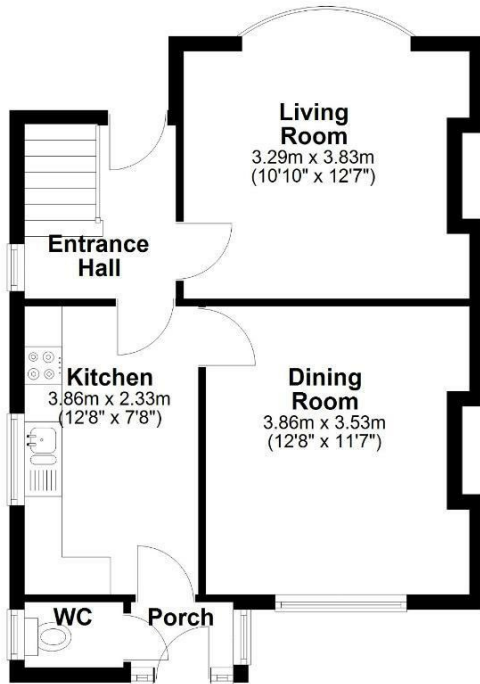
HERE TO GET *you* THERE

## Property Images



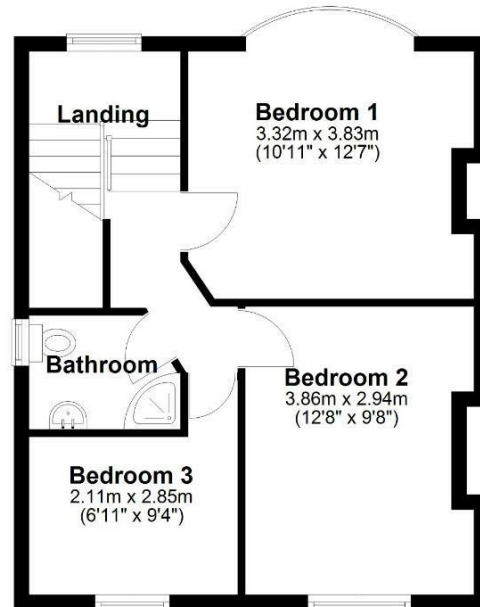
### Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

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 a 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.

## Features

- GREAT LOCATION • OUTSTANDING VIEWS • GOOD SIZED BEDROOMS • TWO RECEPTION ROOMS • TRADITIONAL BAY WINDOW SEMI DETACHED • DETACHED GARAGE • ENCLOSED REAR GARDEN • EPC RATING D • COUNCIL TAX BAND C • FREEHOLD