



3 Bed House - Semi-Detached
located in Methley

4 Pinfold Lane
Methley
Leeds
LS26 9JS



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Asking price £265,000

CONTACT

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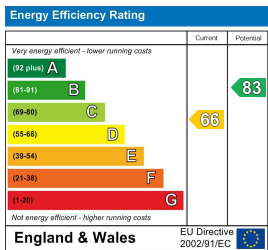
SUMMARY

Wynn & Co Sales and Lettings are delighted to offer for sale this attractively priced, beautiful three bedroom semi detached home, located in a sought-after village location with countryside charm and modern convenience.

This family home sits on a private plot with an open area the front, an enclosed lawned front garden, and a private lawned rear garden with a flagged patio. There is also a fantastic summerhouse with power and light (which could also make a great office) and a rear driveway to a single garage.

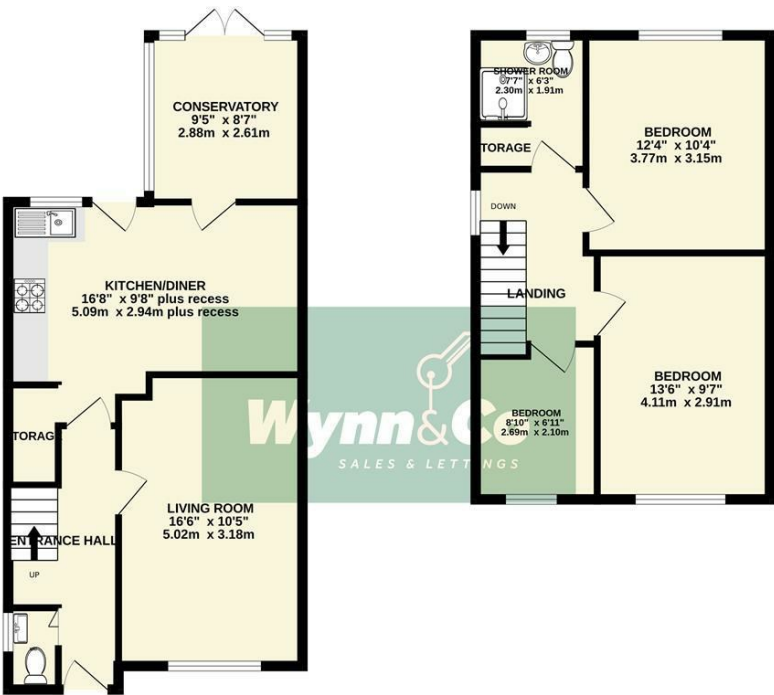
Internally the accommodation briefly comprises:- front entrance hall, ground floor WC, open plan kitchen-diner / family space, conservatory off to the rear and a separate living room to the front. Stairs and landing then lead off the hallway to two double bedrooms, a third single bedroom and a shower room.

DIRECTIONS



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA: 969 sq.ft. (89.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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