



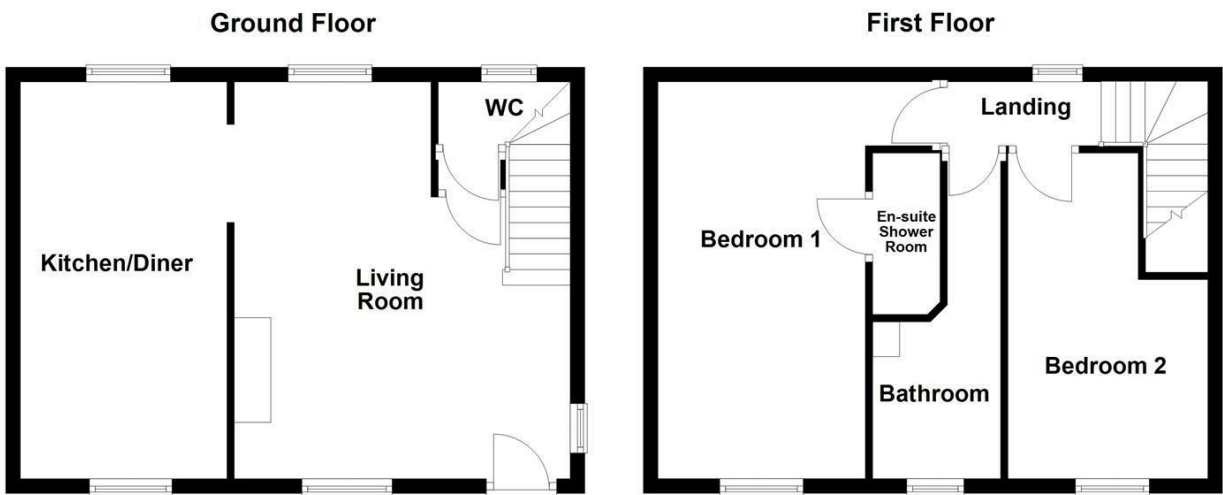
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01924 266 555

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18 Church Side, Methley, Leeds, LS26 9EE

For Sale Freehold Offers Over £325,000

Nestled on this select, private courtyard development in the sought after village of Methley is this charming, two bedroom semi detached stone cottage benefitting from fantastic rural views, modern kitchen and bathrooms with ample off parking.

The property briefly comprises of the living room, modern fitted kitchen/diner and cloakroom leading to the downstairs w.c. The first floor landing leads to two bedrooms (main bedroom with en suite) and modern house bathroom. Outside to the front is a low maintenance garden with stone driveway providing off road parking. There is a pebbled area which could be used as a patio area with stunning rural views to the front. Whilst round to the rear is a small pebbled area.

Methley makes an ideal location close to shops, school and the increasingly popular “Boundary House” pub and restaurant. There are main bus routes running to and from Castleford and Pontefract.

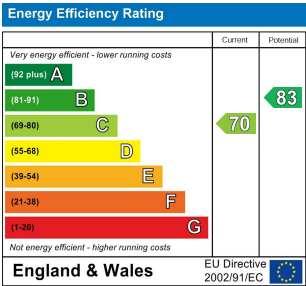
Only a full internal inspection will reveal all that’s on offer at this quality home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
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and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

LIVING ROOM

17'9" x 15'1" [max] x 8'10" [min] [5.42m x 4.62m [max] x 2.7m [min]]
Composite front entrance door, timber framed double glazed windows to the front, rear and side. Door to cloakroom, two central heating radiators, stairs to the first floor landing, an opening through to the kitchen/diner, exposed stone wall with open fireplace, stone hearth, surround and mantle.



KITCHEN/DINER

17'9" x 9'3" [5.42m x 2.84m]
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob with stainless steel extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer, central heating radiator, timber framed double glazed windows to the front and rear.

CLOAKROOM

2'9" x 2'9" [0.86m x 0.84m]
Door to the downstairs w.c. and spotlights.

W.C.

5'9" x 2'9" [1.77m x 0.86m]
Ideal combi boiler, timber framed double glazed frosted window to the rear, central heating radiator, spotlights, extractor fan, low flush w.c. and wash basin with mixer tap.

FIRST FLOOR LANDING

Spotlights, central heating radiator, timber framed double glazed window to the rear, doors to two bedrooms and house bathroom.

BEDROOM ONE

17'9" x 12'10" [max] x 9'3" [min] [5.42m x 3.93m [max] x 2.84m [min]]
Central heating radiator, timber framed double glazed window to the front, spotlights and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'3" x 7'1" [1.0m x 2.18m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains shower head attachment. Extractor fan, spotlights and chrome ladder style radiator.



BEDROOM TWO

14'6" x 8'10" [max] x 6'0" [min] [4.44m x 2.7m [max] x 1.84m [min]]
Timber framed double glazed window to the front, central heating radiator and spotlights.



BATHROOM/W.C.

5'11" x 14'7" [max] x 5'5" [min] [1.82m x 4.45m [max] x 1.67m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin

with mixer tap and panelled bath with mixer tap. Timber framed double glazed frosted window to the front, spotlights, extractor fan and central heating radiator



OUTSIDE

To the front of the property is a low maintenance garden with stone cobbled driveway providing off road parking leading to a further pebbled area which could be used as a patio area, perfect for outdoor dining and entertaining with fantastic rural views. To the rear is a small pebbled area.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.