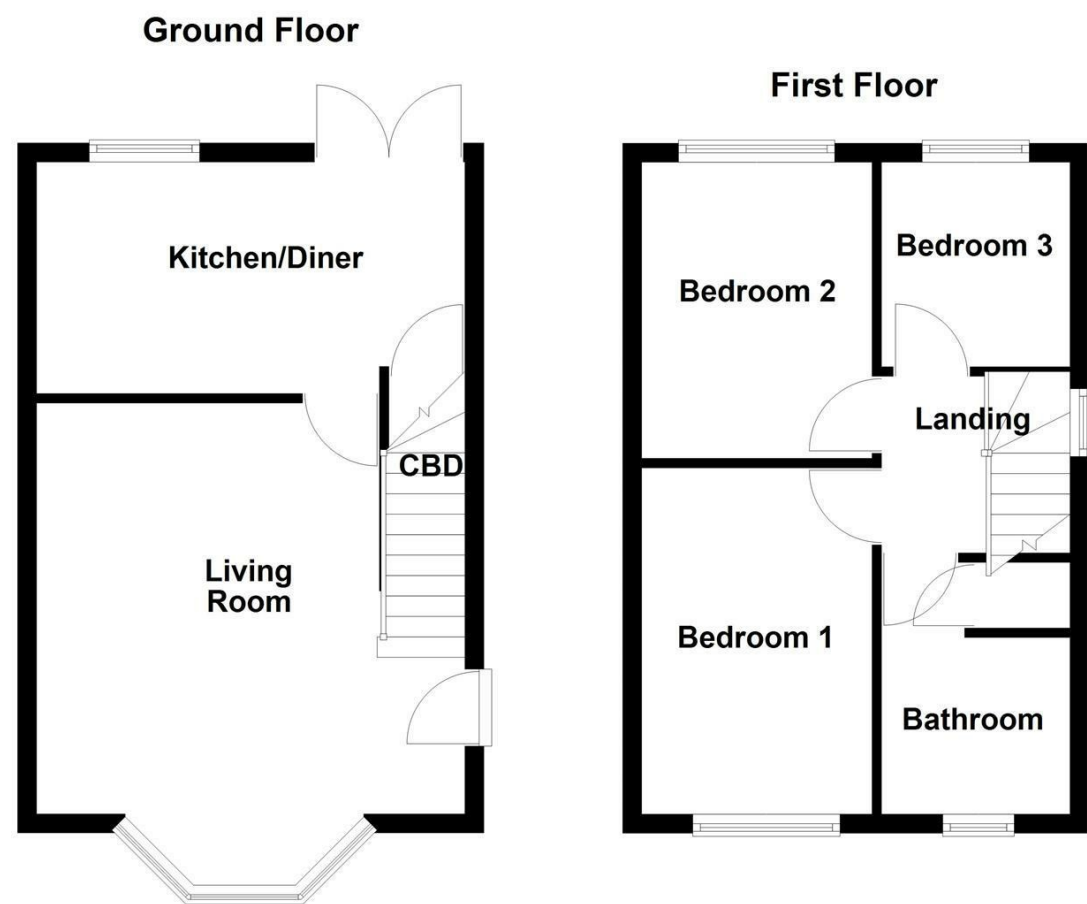




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22 Pinders Green Drive, Methley, Leeds, LS26 9BA

For Sale Freehold £255,000

An exceptional opportunity to acquire this beautifully presented three bedroom semi detached home, ideally situated in the highly sought-after area of Methley.

The property offers a modern and stylish feel throughout, featuring a spacious kitchen/diner with integrated appliances and French doors leading to the landscaped rear garden. The inviting living room includes a feature fireplace, creating a warm and comfortable space for relaxation. Upstairs, there are three well proportioned bedrooms and a contemporary three piece house bathroom serving the landing. Externally, the property benefits from an attractive front lawn garden, a driveway providing off road parking, and double timber gates leading to a single detached garage within the rear garden. The rear garden itself boasts a paved patio area overlooking a beautifully maintained lawn, complete with railway sleeper borders and decorative slate, all enclosed by panel fencing for privacy.

Ideally located within walking distance of local amenities and schools, and offering excellent access to the M62 motorway, this property is perfect for commuters and families alike. Early viewing is highly recommended to fully appreciate the quality and appeal of this impressive home.

IMPORTANT NOTE TO PURCHASERS

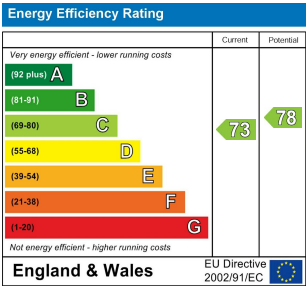
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

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



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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.

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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

14'9" x 11'9" [4.52m x 3.60]

UPVC double glazed entrance door into the living room. UPVC double glazed window to the front, central heating radiator, feature fireplace with a marble hearth, marble interior and a gas fire with wooden decorative surround [currently capped off with potential to be re-connected]. Door into the kitchen/diner and stairs to the first floor landing.



KITCHEN/DINER

14'9" x 8'1" [4.52m x 2.47m]

UPVC double glazed window to the rear, UPVC double

glazed French doors to the rear, central heating radiator, laminate flooring, spotlights, extractor fan. A range of wall and base units with laminate work surfaces over, tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for washing machine, integrated oven and grill with four ceramic hobs, space for a freestanding fridge freezer. Door into the understairs storage cupboard.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

7'11" x 12'0" [2.42m x 3.67m]

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

7'11" x 10'2" [2.42m x 3.11m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

6'11" x 6'7" [2.13m x 2.02m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



BATHROOM

6'6" x 8'9" [max] x 6'2" [min] [1.99m x 2.69m [max] x 1.88m [min]]

Frosted UPVC double glazed window to the front, chrome heated towel rail, extractor fan, spotlights, tiled floor, part tiled walls. Comprising of a modern three piece suite with an 'L' shaped panel bath with a glass shower screen, chrome waterfall mixer tap, and separate chrome mixer shower with rain shower head and shower attachment within, low flush W.C., wall mounted wash basin, built-in high gloss vanity cupboards.



OUTSIDE

Within the rear garden, there is an L-shaped paved patio area perfect for entertaining and dining purposes, an attractive lawned garden with solid railway sleeper edges and slate borders. Timber panel fencing encloses all sides, with double timber gates providing access down the side, as well as a single detached garage with manual up and over door. To the front of the property there is access to a tarmac driveway with an attractive lawned front garden, a covered timber porch with tiled roof over the side door, and a planted border with solid railway sleeper edging within the front garden.



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.

EPC RATING

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

VIEWINGS

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