



St. Margarets Road, Methley Leeds LS26 9JT

welcome to

St. Margarets Road, Methley Leeds

At a Guide Price of £250,000 - £260,000 this IMPRESSIVE semi detached FAMILY HOME offers beautifully presented living accommodation includes a DOWNSTAIRS WC, and a FANTASTIC conservatory which opens to the lounge. Viewing is a MUST to truly appreciate everything this superb property has to offer!



Entrance Hall

With the entrance door to the front aspect, tiled flooring, stairs to the first floor landing and a gas central heating radiator.

Ground Floor W.C / Utility

Equipped with a wash hand basin with vanity unit, w.c, plumbing for a washing machine, heated towel rail and a double glazed window to the front.

Lounge

11' 6" max x 17' 6" max (3.51m max x 5.33m max)

Opening into the conservatory and having a double glazed window to the front aspect, a fitted gas fire, under stair storage cupboard and a gas central heating radiator.

Conservatory

8' 11" max x 8' 5" max (2.72m max x 2.57m max)

Of Upvc construction with a brick built base and having double glazed windows to the rear and sides plus double glazed French doors leading out to the rear garden.

Dining Kitchen

12' 4" max x 11' 4" max (3.76m max x 3.45m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with a gas hob, integrated microwave, and integrated dishwasher, built in window bench, gas central heating radiator double glazed windows to both the rear and side, and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the rear and access hatch to the part boarded loft.

Bedroom One

10' 8" max x 11' 4" max (3.25m max x 3.45m max)

Having a double glazed window to the rear aspect, a built in boiler cupboard, and gas central heating radiator.

Bedroom Two

7' 8" max x 8' 3" max (2.34m max x 2.51m max)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

9' 3" max x 8' 7" max (2.82m max x 2.62m max)

Double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Equipped with a four piece bathroom suite which includes a shower cubicle, bath with taps, wash hand basin and the low level flush w.c. Heated towel rail and a double glazed window to the front aspect.

Exterior

Set on a generous plot with a well manicured lawn to the front with a block paved pathway leading to the front door and along the side of the property. To the rear is a further enclosed garden space with lawn and a continuation of the block paving. Also includes a good size garden shed and an old coal house which is used for storage.



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welcome to

St. Margarets Road, Methley Leeds

- Guide Price £250,000 - £260,000
- Double Fronted Semi Detached Family Home
- Three Good Size Bedrooms
- Set On A Generous Plot
- Shared Driveway

Tenure: Freehold EPC Rating: D

guide price

£250,000 - £260,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112703 - 0002

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