

St. Margarets Road, Methley Leeds LS26 9JT

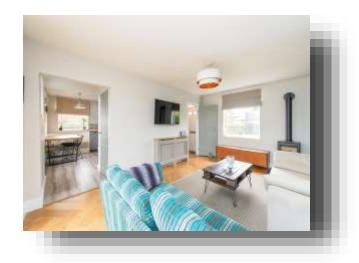


welcome to

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 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 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.





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

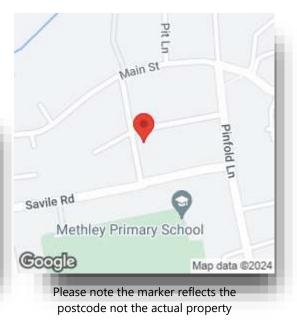
guide price

£250,000 - £260,000









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