



**Lower Mickletown, Methley Leeds LS26 9AN**



**welcome to**

**Lower Mickletown, Methley Leeds**

IF you're looking for an FANTASTIC TRUE BUNGALOW is an ENVIABLE LOCATION with far reaching views to the rear, then this is THE ONE FOR YOU!  
Offering well presented living accommodation throughout which includes a CONSERVATORY, GARAGE, gardens and DRIVEWAY, this is a superb buy!



### **Entrance Hall**

Having an entrance door to the front aspect, a built in cupboard housing the water tank, a gas central heating radiator and a loft access hatch.

### **Kitchen**

10' 1" max x 8' 7" max ( 3.07m max x 2.62m max )  
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, a gas central heating boiler and thermostat, and a double glazed window to the front.

### **Lounge**

10' 5" max x 16' 9" max ( 3.17m max x 5.11m max )  
Having a feature fire place with a gas fire, a double glazed window to the rear aspect and patio doors leading through the the conservatory.

### **Conservatory**

9' 10" max x 8' 10" max ( 3.00m max x 2.69m max )  
Of UPVC construction with a brick base and having windows to the sides and rear.

### **Bedroom One**

12' 2" max x 10' 4" max ( 3.71m max x 3.15m max )  
Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Two**

8' 2" max x 8' 8" max ( 2.49m max x 2.64m max )  
Double glazed window to the front and a gas central heating radiator.

### **Bathroom**

Comprising of a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the front.

### **Exterior**

Externally the property is set on a well maintained plot with a lawned garden to the front and a driveway for off street parking.

To the rear is a further lawned garden space with a detached garage, greenhouse and extensive views.

### **Garage**

A detached garage with an up and over door.



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## Lower Mickletown, Methley Leeds

- Detached Bungalow
- No Chain
- Two Bedrooms
- Lounge With Conservatory
- Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited

**£230,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112654 - 0003

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