



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



**welcome to**

**Pinders Green Drive, Methley Leeds**

BEAUTIFULLY PRESENTED and ready to move in to is this SUPERB four bedroom family home! At a Guide Price of £325,000 - £335,000, this incredible property offers fantastic living accommodation throughout which includes a ground floor W.C, a master bedroom with an EN-SUITE plus an ENCLOSED REAR GARDEN!



### **Entrance Hall**

Having an entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

### **W.C**

Equipped with a wash hand basin set within a vanity storage unit, a low level flush w.c, gas central heating radiator and a double glazed window to the front.

### **Lounge**

10' 7" max x 14' 9" max ( 3.23m max x 4.50m max )

With a double glazed bay window to the front aspect, a gas central heating radiator, feature fire place with an inset fire, surround and hearth, plus an opening to the dining room.

### **Dining Room**

10' 7" max x 7' 7" max ( 3.23m max x 2.31m max )

Having double glazed patio doors to the rear and a gas central heating radiator.

### **Dining Kitchen**

11' 8" max x 16' 10" max ( 3.56m max x 5.13m max )

Comprising of a modern fitted kitchen which has a range of both wall and base mounted units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric oven with a gas hob, matching splash back and a cooker hood over. Plumbing for a washing machine, space for a dryer and space for a dishwasher. Two gas central heating radiators, a double glazed window to the side, a double glazed window to the rear and a door leading into the conservatory.

### **Conservatory**

14' 1" max x 12' 7" max ( 4.29m max x 3.84m max )

With double glazed windows to three sides and double glazed French doors also to the side. Also includes power points, lighting and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a storage cupboard and an access hatch to the loft.

### **Bedroom One**

10' 9" max x 11' 8" max ( 3.28m max x 3.56m max )

With a double glazed window to the front aspect, a gas central heating radiator and a door to the en-suite.

### **En-Suite**

Equipped with a shower cubicle, a wash hand basin set within a storage unit, a low level flush w.c, extractor and a double glazed window to the front.

### **Bedroom Two**

8' 8" max x 11' 5" max ( 2.64m max x 3.48m max )

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

### **Bedroom Three**

8' 5" max x 11' 9" max ( 2.57m max x 3.58m max )

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

### **Bedroom Four**

7' 2" max x 10' 10" max ( 2.18m max x 3.30m max )

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

### **House Bathrrom**

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a gas central heating radiator, a double glazed window to the rear and an extractor.

### **Exterior**

Externally the property has an open garden to the front with ample off street parking, a lawn and access to the detached garage.

To the rear is an enclosed garden space with an artificial lawn and access to both sides of the property.



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## Pinders Green Drive, Methley Leeds

- Guide Price £325,000 - £335,000
- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

guide price

**£325,000 - £335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF112127 - 0002

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