



**Welles Avenue, Methley Leeds LS26 9FB**



**welcome to**

**Welles Avenue, Methley Leeds**

READY TO MAKE A MOVE? At a Guide Price of £340,000 - £350,000 this INCREDIBLE detached home is PERFECT for the family buyer. Offering SPACIOUS living accommodation throughout, this beautifully presented property has THREE bedroom, a superb kitchen diner with a UTILITY ROOM, and FANTASTIC a garden.



### Entrance Hall

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

### Lounge

17' 1" max x 10' 1" max ( 5.21m max x 3.07m max )  
With a double glazed window to the front aspect, a useful understairs storage cupboard and a gas central heating radiator.

### Kitchen Diner

17' max x 11' including box bay ( 5.18m max x 3.35m including box bay )  
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, a cooker hood unit over. Also features an integrated dish washer, fridge freezer, a gas central heating radiator, a double glazed window to the rear and double glazed french doors leading out to the rear garden.

### Utility Room

5' max x 5' 2" max ( 1.52m max x 1.57m max )  
Fitted with both wall and base units plus work surfaces, plumbing for a washing machine, double glazed window to the rear, a gas central heating boiler and radiator.

### W.C

Fitted with a low level flush w.c, a wash hand basin, an gas central heating radiator and a double glazed window to the side.

### First Floor Landing

With stairs rising form the ground floor and have an access hatch to the part boarded loft and a gas central heating radiator.

### Bedroom One

12' max x 9' max ( 3.66m max x 2.74m max )  
Double glazed window to the front aspect and a gas central heating radiator.

### Dressing Area

6' 9" max x 5' 5" max ( 2.06m max x 1.65m max )  
With a double glazed window to the rear aspect.  
Door to en-suite.

### En-Suite

Equipped with a shower cubicle, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the rear.

### Bedroom Two

11' max x 10' 11" max ( 3.35m max x 3.33m max )  
Double glazed window to the front aspect, built in wardrobe and a gas central heating radiator.

### Bedroom Three

10' 8" max x 5' 9" max ( 3.25m max x 1.75m max )  
Double glazed window to the rear and a gas central heating radiator.

### House Bathroom

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

### Exterior

Externally the property has a driveway to the front providing off street parking. While to the rear sits a generous garden space which has a patio seating area, a lawn, outdoor power and tap.



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## **Welles Avenue, Methley Leeds**

- Guide Price £340,000 - £350,000
- Spacious Detached Home
- Three Bedrooms
- Two Reception Rooms
- En-Suite PLUS Dressing Area

Tenure: Freehold EPC Rating: B

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113421 - 0007

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