



Stoneacre  
Properties



## Methley Drive

Leeds, LS7 3NE

£315,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge and through to the kitchen diner.

## Lounge

Spacious formal lounge boasts feature fireplace, large bay window, deep cornicing and picture rails. An abundance of space is offered for seating.

## Kitchen/Diner

Kitchen is made up of wall and base units comprising integrated oven, gas hob with extractor above, sink with drainer and ample storage space. There is room for a dining table making it a great space for hosting, the room also boasts a feature fireplace, and offers access to the utility and w/c.

## Utility

Space for washing machine and dryer, access out to rear garden.

## w/c

Comprising toilet and sink.

## Basement

Converted basement creates a wonderful extra living space and is also ideal as a games room, or home gym.

## Bedroom 1

Spacious double bedroom with wall to wall fitted wardrobes.

## Bedroom 2

Second spacious double bedroom boasting feature fireplace.

## Bathroom

Comprising shower over bath, toilet and sink.

## Bedroom 3

Third double bedroom to the second floor.

## Bedroom 4

Final double bedroom to the second floor.

## Shower Room

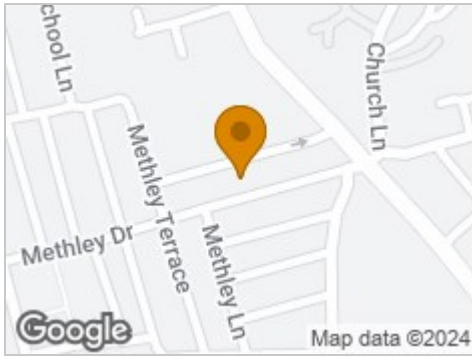
Situated to the second floor, comprising shower, toilet and sink.

## External

To the front of the property is a mature garden with plants throughout, and to the rear a low maintenance courtyard garden.



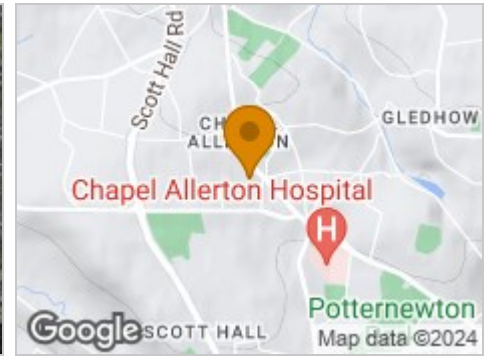
## Road Map



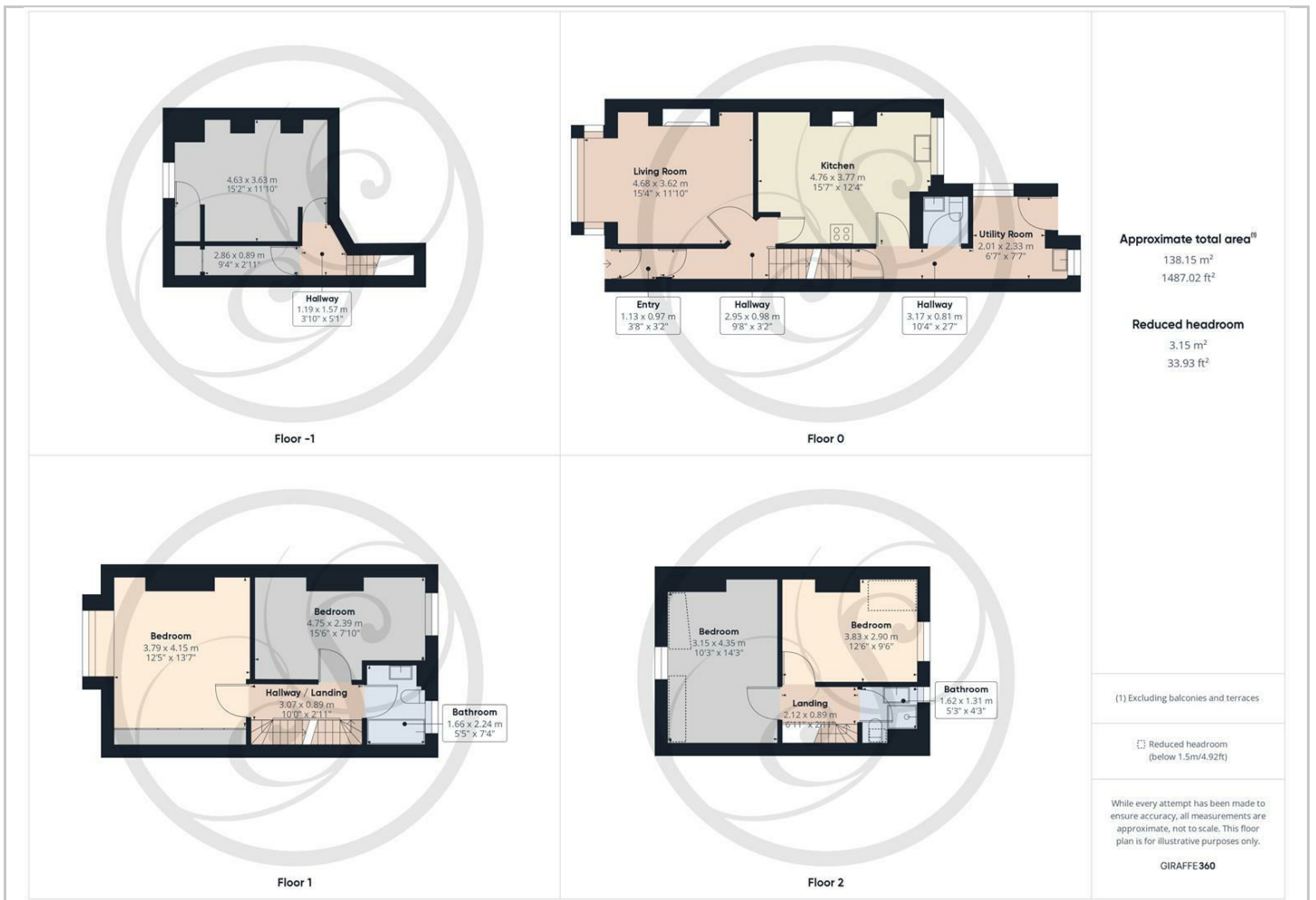
## Hybrid Map



## Terrain Map



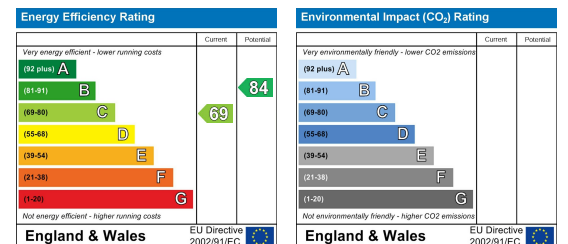
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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