

Mike
Dobson



33 Watergate

Methley, Leeds, LS26 9BX

£325,000

33 Watergate

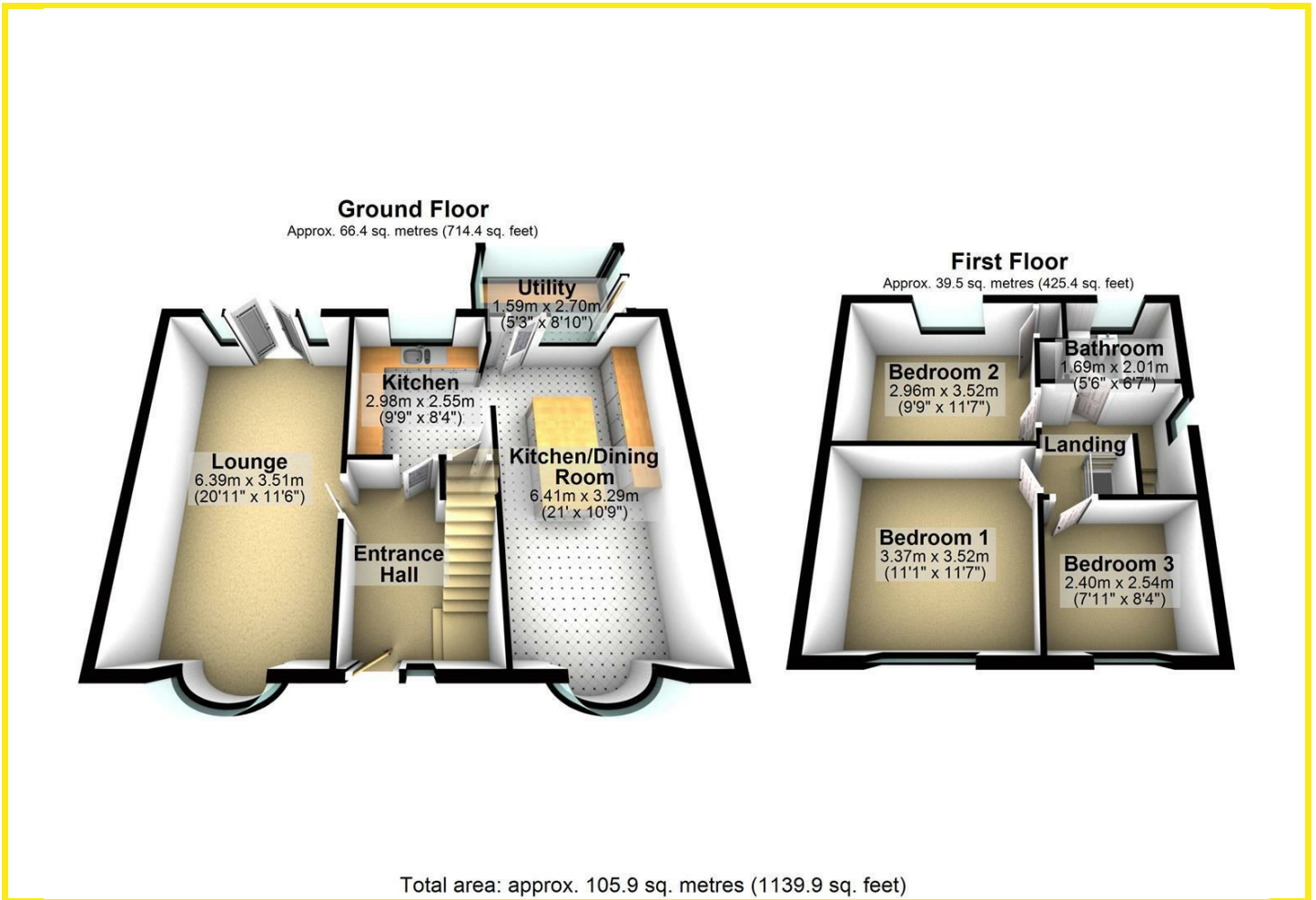
We are pleased to bring to the market this modern and contemporary three bedroom extended semi-detached property, being immaculately presented throughout and offering ample living and entertaining space and enjoying an open aspect to the front over fields as well as having easy access to local amenities. The accommodation briefly comprises: entrance hall, lounge, kitchen which opens to a further kitchen and dining area, utility, first floor landing leading to three bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows throughout including French doors from the lounge to rear garden, new composite front entrance door and a feature fire suite to the lounge with inset electric fire. The first kitchen area is fitted with a range of units to high and low levels, one and a half bowl porcelain sink and integrated dishwasher and the second kitchen space has further complimentary units with a large island having a four ring electric hob with extractor over and integrated fridge freezer. The utility has a work surface with plumbing underneath for a washing machine and space for a dryer. All three bedrooms are tastefully decorated with a handy storage cupboard to bedroom two and a built in bed frame to the third bedroom. The first floor landing has an access point to the loft which has a pull down ladder and is partly boarded. To the bathroom is a modern three piece white suite comprising rectangular panelled bath with shower over and side screen and a vanity unit with wash basin, cupboard below and concealed cistern low flush WC. The property sits on a large corner plot with ample off road parking to the front leading to a detached double garage with up and over doors, power and light. There is also a lawned garden. To the rear is a private and enclosed garden with decked and paved seating areas, lawn and pebbled borders.

An early viewing is highly recommended to appreciate this stunning property.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

On entering Methley from Castleford, Watergate is your third left off Barnsdale Road and the property can be seen on the left hand side as indicated by the agents board

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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