

Mike

**Dobson**



**2 Pinders Green Fold**

Methley, Leeds, LS26 9BD

**£195,000**

# 2 Pinders Green Fold

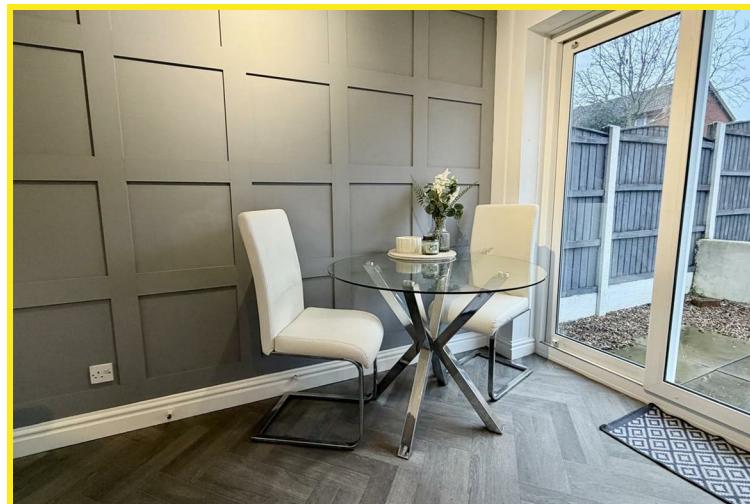
This end town house in Pinders Green Fold is an ideal choice for first-time buyers, small families, or professionals. The location in Methley, Leeds, offers a serene environment while still being conveniently close to local amenities and transport links.

As you step inside, the bright reception room welcomes you, creating a warm and inviting space for relaxation or entertaining guests. The modern kitchen/diner is designed with both style and practicality in mind having patio doors leading to the garden.

The two bedrooms provide ample space for rest and can easily accommodate a small family or serve as a home office for those working remotely. The modern white bathroom suite, complete with a bath and shower, adds to the overall appeal of the property, ensuring that comfort is never compromised.

The rear garden offers a private outdoor space where you can unwind or host gatherings. The patio area is perfect for summer barbecues, while the lawn provides a safe space for children or pets to play. There is the added convenience of a driveway which provides off-road parking.

In summary, this end town house in Pinders Green Fold is a delightful property that combines modern living with a peaceful setting. It presents an excellent opportunity for anyone looking to establish themselves in a friendly community, making it a must-see for prospective buyers or renters.

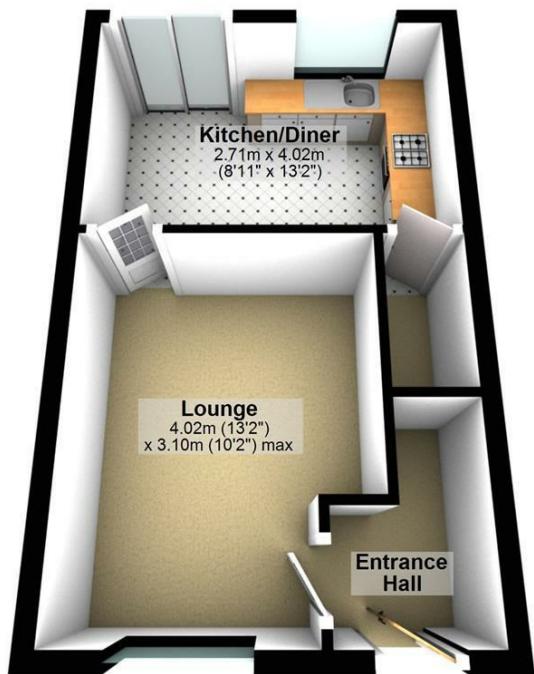


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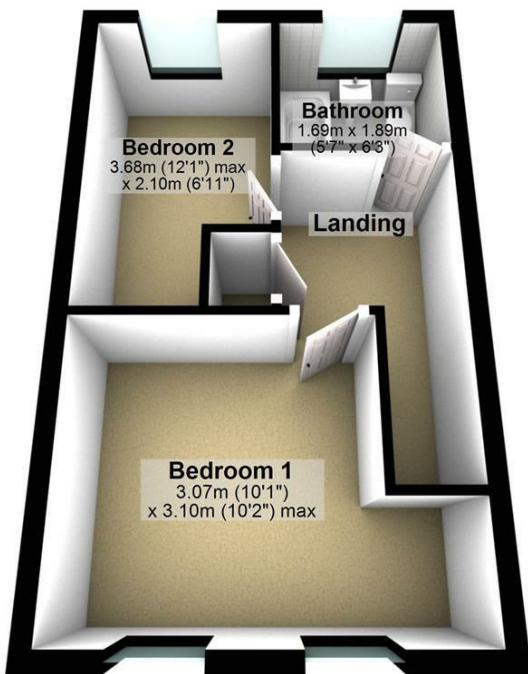


## Floor Plan

### Ground Floor

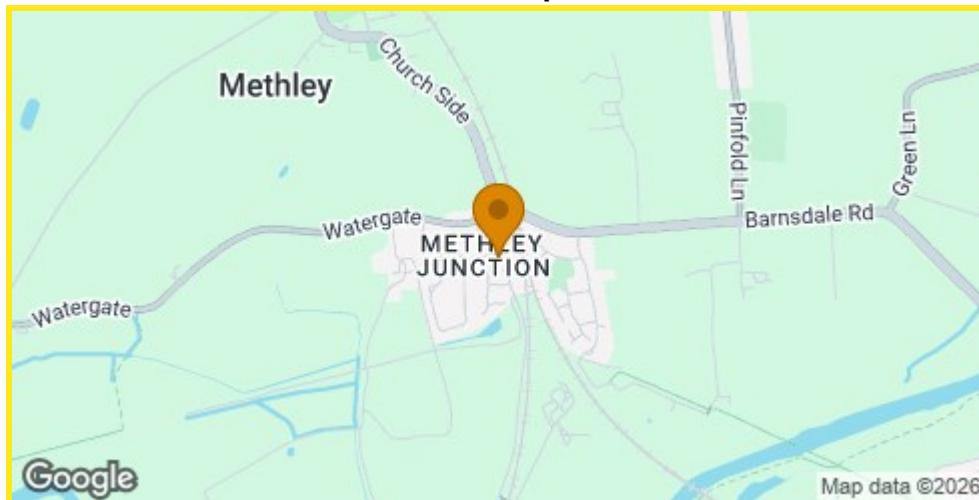


### First Floor

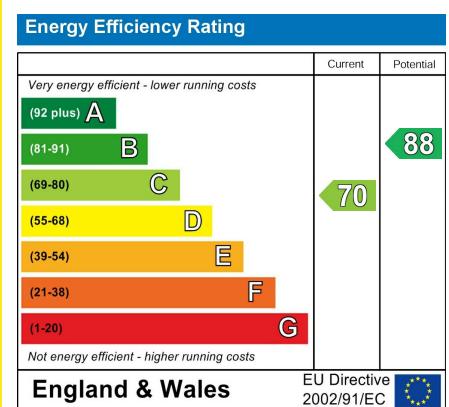


Total area: approx. 55.7 sq. metres (599.6 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

On entering Methley from Castleford, take your third left onto Watergate from Barnsdale Road, then your first left onto Pinders Green Drive and then your second left onto Pinders Green Fold, where the property can be seen on the left hand side as indicated by the agents board.

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