



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are proud to present for sale this two bedroom mid-terrace house. Beautifully presented by its current owners this property is an ideal first home. Boasting a log burning stove in the living room, modern kitchen to the ground floor, two double bedrooms to the first floor and a recently installed bathroom this property is ready to move straight into.

Situated in the popular town of Methley this property has good access to arterial roads and a great community centered around the cricket club.

Living Room 13' 4" x 11' 9" (4.06m x 3.58m)

Living Room with feature fireplace and wood burning stove. Double glazed window to front and door.

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of Dishwasher and sink with mixer tap. Space for oven, fridge and washing machine. Double glazed window and door to garden

Bedroom 1 12' 0" x 8' 10" (3.66m x 2.69m)

Double bedroom with wooden flooring, double glazed window and centrally heated radiator

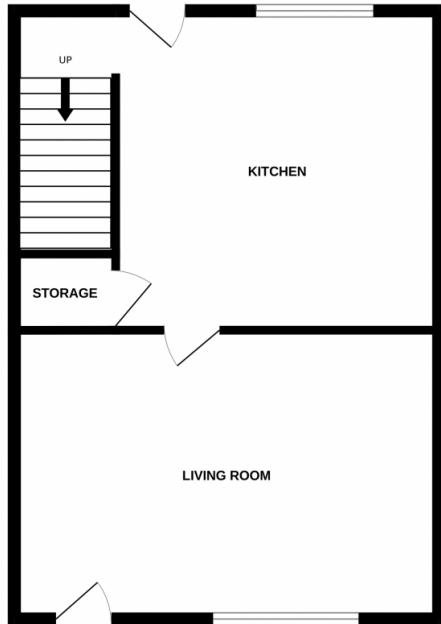
Bedroom 2 10' 5" x 8' 0" (3.17m x 2.44m)

Double bedroom with wooden flooring, double glazed window and centrally heated radiator

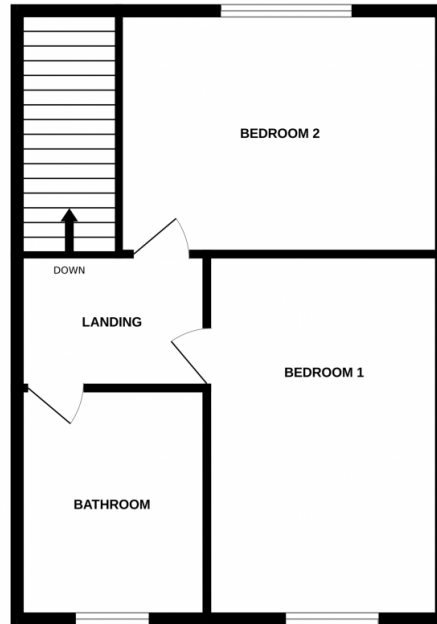
Bathroom 9' 1" x 4' 9" (2.77m x 1.45m)


Fitted bathroom with white three piece suite consisting of bath with shower screen and shower over, hand basin with storage unit under and low flush WC. Double glazed window with privacy glass and centrally heated radiator

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Methley, LS26



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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