
 **4**
Bedrooms

 **2**
Bathrooms



Simply the best wow factor Kitchen/dining/living room!

Tudor Sales and Lettings are proud to present this stunning, extended four bedroom detached house in the popular village of Methley. The extension encompasses a large, modern kitchen with separate sitting and dining areas, utility room and WC. Also to the ground floor is a separate living room. To the first floor are four double bedrooms and a bathroom and en-suite to the main bedroom.

The property has easy access to local amenities and arterial roads and is a short distance from Woodlesford or Castleford train stations.

Book a viewing today to avoid disappointment

Kitchen/Dining Room 24' 1" x 19' 08" (7.34m x 5.99m)

Fabulous extended kitchen/dining/living room with a range of wall and base units, granite worktops, central island, seating area and separate dining area. The kitchen contains integrated appliances including Dishwasher, sink with mixer tap, wine fridge, fridge freezer, hob with extractor fan over and double oven. Tiled to kitchen area with Velux style double glazed roof windows, double glazed window and tri-fold French style patio doors. Laminate flooring and spotlights to ceiling, feature under lighting to kitchen area

Living Room 15' 45" x 11' 91" (5.71m x 5.66m)

Living room with feature fireplace with mantelpiece surround, coving to ceiling, double glazed window and centrally heated radiator

Utility 8' 25" x 7' 57" (3.07m x 3.58m)

Utility room with space for washing machine and tumble dryer, a range of wall and base units, sink with mixer tap and tiling to worksurface area. Centrally heated radiator and door to garden

WC 5' 37" x 2' 44" (2.46m x 1.73m)

Tiled WC with double glazed window with privacy glass, centrally heated radiator and sink with base storage unit under.

Bedroom 1 15' 09" x 8.05' (4.80m x 2.45m)

Double bedroom With double glazed window and centrally heated radiator

En-suite 5' 68" x 5' 41" (3.25m x 2.57m)

En-suite tiled shower room with walk-in shower with glass screen, white sink and WC. Double glazed window with privacy glass.

Bedroom 2 9' 43" x 9' 01" (3.84m x 2.77m)

Double bedroom With double glazed window and centrally heated radiator

Bedroom 3 10' 8" x 8' 23" (3.25m x 3.02m)

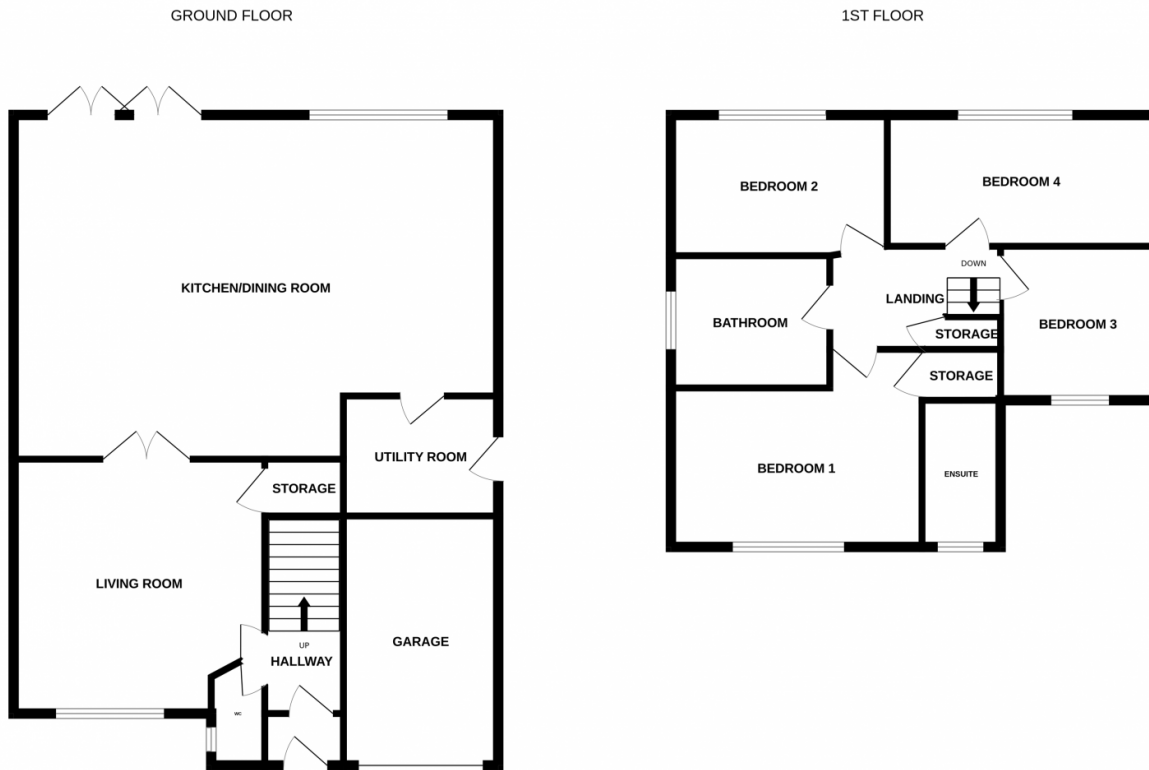
Double bedroom With double glazed window and centrally heated radiator

Bedroom 4 9' 5" x 8' 79" (2.87m x 4.45m)

Double bedroom With double glazed window and centrally heated radiator

Bathroom 6' 26" x 5' 68" (2.49m x 3.25m)

Tiled bathroom with white three piece bathroom suite comprising of bath, sink with base storage unit under and WC. Double glazed window with privacy glass and centrally heated radiator



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Balmoral Drive, Methley

