



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold

Offers in the region of £250,000
Summerhill Road, Methley



To be sold with no onward chain is this three bedroom semi detached home located on Summerhill Road in the much sought after area of Methley. Offering spacious rooms throughout, this family home comprises in brief: - ground floor: - entrance hall, lounge, kitchen, dining area and a utility room. First floor: - landing, three bedrooms and a bathroom. Externally, there is a shared driveway to the front and side that leads to a detached garage. To the rear you have a large garden with decking and lawned areas. Benefits from double glazing, the property does need a new boiler and some renovation to the third bedroom.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 5.19m x 2.50m (17' x 8' 2")

Fitted kitchen with a range of wall and base units and integrated appliances consisting of sink with mixer tap, waste disposal unit, dishwasher, oven with hob and extractor fan over. Tiled splashback to kitchen area, space for fridge freezer, tiled flooring and spotlighting to ceiling.

Dining Room 2.69m x 2.21m (8' 10" x 7' 3")

Dining room extension with wooden flooring, double glazed roof windows and UPVC bi-folding door to garden.

Utility Room 2.53m x 2.49m (8' 4" x 8' 2")

Utility room with WC off. Double glazed window and door to side driveway

Living Room 4.23m x 3.84m (13' 11" x 12' 7")

Living Room with laminate flooring, double glazed window to front and coving to ceiling. Feature fireplace with mantelpiece surround. Centrally heated radiator

Bedroom 1 3.88m x 2.91m (12' 9" x 9' 7")

Double bedroom with over stairs storage cupboard, two double glazed windows and centrally heated radiator

Bedroom 2 3.43m x 2.50m (11' 3" x 8' 2")

Double bedroom with double glazed window and centrally heated radiator

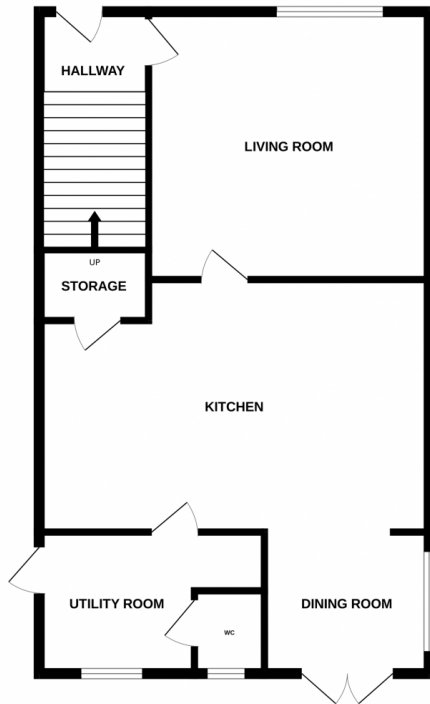
Bedroom 3 3.44m x 1.77m (11' 3" x 5' 10")

Single bedroom with double glazed window and centrally heated radiator

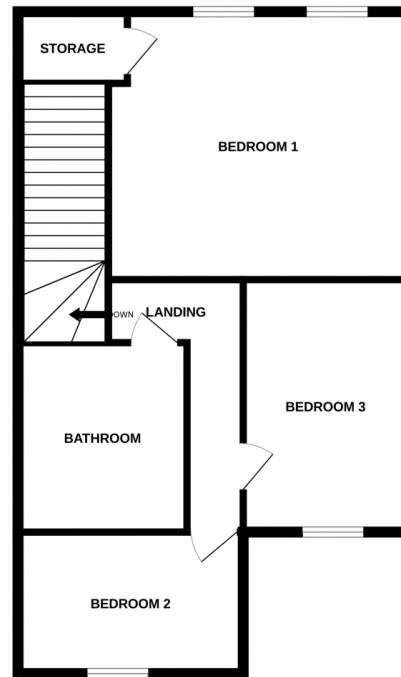
Bathroom 2.47m x 2.36m (8' 1" x 7' 9")

Fully tiled bathroom with white four piece suite including Shower cubicle, bath, low flush WC and sink with mixer tap with vanity unit. Centrally heated towel radiator.

GROUND FLOOR



1ST FLOOR



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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