



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



A superb four bedroom detached home located on The Blossoms in Methley.

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

Finished to an exceptional standard throughout, we are delighted to present this immaculate four bedroom detached family home, situated on *The Blossoms* in the highly sought-after village of Methley.

Set across three well-planned floors, the accommodation briefly comprises:

- Ground Floor: welcoming entrance hallway, guest WC/cloakroom, stylish kitchen diner, and integral garage.
- First Floor: spacious lounge, two bedrooms, and a modern family bathroom.
- Second Floor: two generous double bedrooms, both served by a contemporary Jack & Jill wet room.

The property further benefits from gas central heating and double glazing.

Externally, to the front is a block-paved driveway providing off-street parking, while to the rear you'll find a private, low maintenance garden featuring a patio, decking, and artificial lawn, perfect for relaxing or entertaining.

Early viewing is highly recommended. Contact Tudor Sales & Lettings on 0113 282 3056 for further information or to arrange your viewing.

Kitchen Diner 5.85m x 4.93m (19' 2" x 16' 2")

A stunning kitchen diner with a range of wall and base units to the kitchen area. Laminated worktops. Sink and tap. Integrated appliances include: oven, hob, washing machine and a dishwasher. Tiled flooring. Double glazed windows and a double glazed French door opens to the rear garden.

WC / Cloaks 1.53m x 1.05m (5' x 3' 5")

Tiled walls and flooring. Push button wc. Vanity unit. Heated towel rail. Double glazed window.

Lounge 3.65m x 4.95m (12' x 16' 3")

Light and airy lounge with a Juliette Style balcony. Central heating radiator. Double glazed window and double doors.

Bedroom 3 2.85m x 2.32m (9' 4" x 7' 7")

Central heating radiator. Double glazed window. Laminated flooring.

Bedroom 4 2.18m x 2.53m (7' 2" x 8' 4")

Central heating radiator. Double glazed window. Laminated flooring.

Bathroom 1.67m x 2.33m (5' 6" x 7' 8")

Fullt tiled bathroom comprising of: bath with shower over, vanity unit and a push button wc. Heated towel rail. Double glazed window.

Bedroom 1 3.54m x 4.94m (11' 7" x 16' 2")

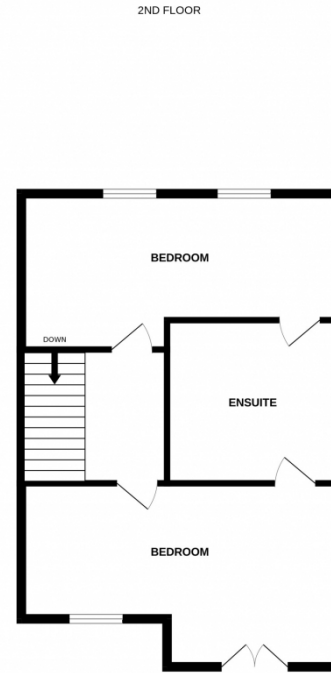
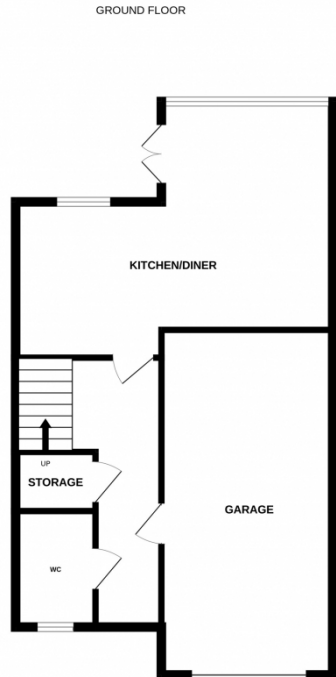
Juliette Style balcony with double doors. Double glazed window. Feature wall panelling. Laminated flooring. Central heating radiator.

Bedroom 2 2.66m x 4.90m (8' 9" x 16' 1")

Two double glazed windows. Central heating radiator. Laminated flooring.

Jack and Jill Wet Room 1.96m x 2.38m (6' 5" x 7' 10")

Fully tiled wet room. Push button wc and a wash hand basin.



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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