

## Pinders Green Walk, Methley



**£175,000**



2



1



1



67

A well presented 2 bedroom semi detached house located on this quiet popular cul de sac in Methley. This is a idea home for a single person or a couple, it has a bright and airy feel to it and neutral decoration throughout. The enclosed rear garden is well screened and is ideal for entertaining

It is close to local transport links of the M62/M1, local bus routes, rail links and local amenities.



- Well presented property in Methley
- Bright and airy Lounge and kitchen
- Generous double bedroom with fitted wardrobes
- Modern shower room
- Enclosed rear private garden
- Large drive for multiple vehicles
- Council Tax Band B
- EPC Guide - Grade D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

11'11" x 12'6" (3.64 x 3.835)

From the front door you enter in to a bright lounge with an open plan staircase. There is a decorative fireplace with a marble back and a fire.

### Kitchen/Diner

12'6" x 7'10" (3.82 x 2.41)

The kitchen is at the rear of the property with patio doors out into the garden. There is a fitted kitchen with a selection of cupboards and draws, a gas hob, built in oven and sink and draining board .

### Bedroom 1

11'3" x 10'6" (3.43 x 3.21)

A generous sized bedroom at the front of the house. It has a built in corner wardrobe along with an additional built in wardrobe and drawers, bedside drawers and airing cupboard.

### Bedroom 2

8'6" x 5'11" (2.61 x 1.82)

A good sized second bedroom to the rear of the house.

### Shower Room

A modern style shower room at the side of the house, it has a walk in shower, a built in low level flush WC, sink and vanity unit.

### External

A gravelled front garden, with a driveway for two vehicles, there is also space for a vehicle to be parked in a gated area. There is a enclosed grassed rear garden with established trees at the rear fence providing additional privacy, there is also a garden shed.

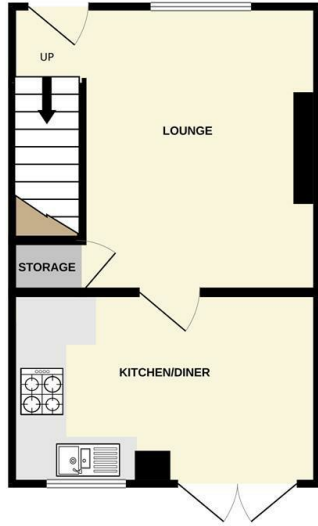






Floor Plan

GROUND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA - 493 sq.ft. (45.8 sq.m.) approx.

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 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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