



HODSONS



ASKING PRICE

£244,995

Pinders Green Drive

Leeds, LS26 9BA



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PROPERTY SUMMARY

A beautifully updated three-bedroom semi-detached home in the heart of Methley, offering modern interiors, a spacious kitchen/dining area and a generous rear garden. With off-street parking, a detached garage and excellent access to local amenities and transport links, this property is ideal for families and commuters.

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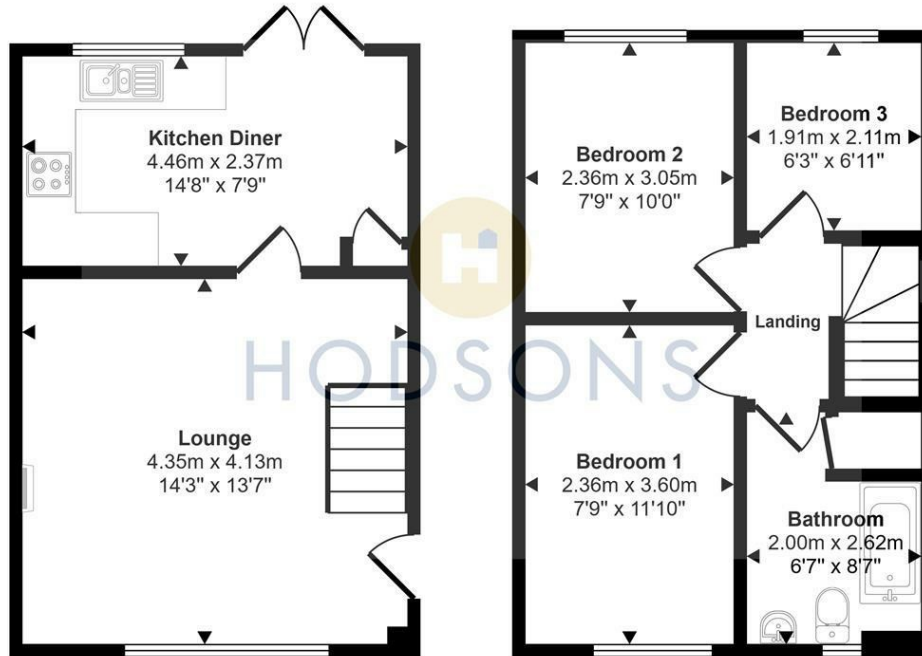
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Approx Gross Internal Area
60 sq m / 642 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft

First Floor
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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