



Shann Hall Farm

Methley, Leeds, LS26 9ET
Guide Price £425,000



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STUNNING DEVELOPMENTFOUR BEDROOMS***TWO BATHROOMS***OPEN PLAN LIVING***

This constructed four bedroom end through town house will provide stunning accommodation suitable for a family on this particularly attractive development of new and converted properties.

The property known as The Old Dairy is a town house built on the footprint of the old brick built barn and incorporates gas fired central heating with underfloor heating to the ground floor, double glazed windows, two parking spaces, a predominantly south west facing enclosed rear garden.

There are an extensive range of units to the dining kitchen, a ground floor cloakroom/WC, three bedrooms and family bathroom to the first floor, whilst to the second floor there is a master bedroom with en-shower room.

The property is finished to a particularly high specification. The house is located within a small courtyard development adjacent to the ground of the former Shann Hall being a Grade II listed building, dating from the early 18th century.

Methley village is located within 8 miles of Leeds City Centre and within approximately 5 miles of the motorway network. The site is close to the River Aire and enjoys bridle path access into the City Centre.

We strongly recommend an early inspection to appreciate the location, position and desirability of this development.

- STUNNING DEVELOPMENT
- FOUR BEDROOMS
- TWO BATHROOMS
- HIGH QUALITY FIXTURES AND FITTINGS
- SET OVER THREE FLOORS
- SPACIOUS LIVING ARRANGEMENTS
- PARKING
- EPC B
- COUNCIL TAX D



Ground Floor

Kitchen/Lounge

23'8" x 16'0" (7.21m x 4.88m)

On entering the open plan kitchen is fully fitted with ample wall and base units, built in oven, hob and extractor over, integrated appliances, sink, drainer and mixer tap, Breakfast bar area. Tiled flooring with under floor heating, double glazed window. The Lounge area with T.V point, solid wood flooring, french doors leading to the garden, Doors to:

Utility

4'9" x 4'9" (1.44m x 1.45m)

Plumbed for washing machine, space for tumble dryer, wall and base units, double glazed window.

WC

Low flush w.c, vanity wash hand basin, tiled floor, ladder rail, tiled walls.

Entrance Hall

Door leading into the entrance hallway, stairs to the first floor.

First Floor

Landing

Doors off to:

Bedroom

11'5" x 9'3" (3.48m x 2.82m)

A good size double bedroom, double glazed window, central heating radiator

Bedroom

11'11" x 9'3" (3.63m x 2.82m)

A good size double bedroom, double glazed window, central heating radiator

Bedroom

8'5" x 9'1" (2.57m x 2.76m)

A good size double bedroom, double glazed window, central heating radiator.

Bathroom

7'3" x 9'1" (2.20m x 2.76m)

A really good size family bathroom comprising of a four piece suite with walk in shower, separate bath, vanity wash hand basin low flush W.C, tiled walls and floor, double glazed window and ladder rail.

Second Floor

Main Bedroom

14'6" x 13'4" (4.41m x 4.06m)

A large master bedroom. with velux windows, central heating radiators, eves storage, door to storage/walk in wardrobe and en-suite

En-suite Shower Room

Walk in shower unity, vanity wash hand basin and low flsh w.c, Tiled walls and floor, ladder rail, velux window.

Walk-in Wardrobe

External

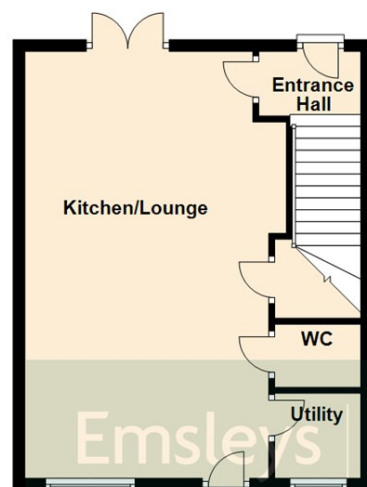
The property is walled and fenced making this private and enclosed, with a paved patio, neat lawn garden. Parking for two cars





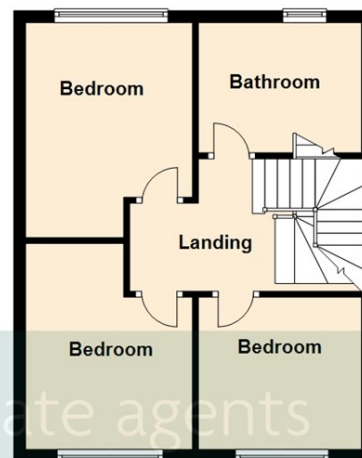
Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



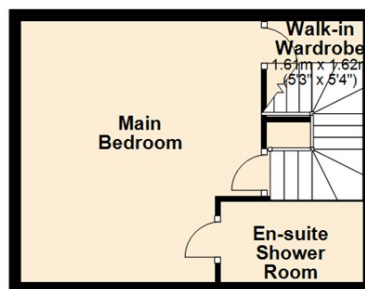
First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)

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