



The Hollings | Methley | LS26 9EJ

£210,000

Three bedroom semi-detached | Council Tax Band B | EPC Rating E

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****NO CHAIN****

SOUGHT AFTER LOCATION. PRIVATE GARDEN TO REAR. PARKING FOR TWO CARS. CLOSE TO MOTORWAY LINKS AND TRAIN STATION

A charming home available in good condition, ready for you to turn into your new home.

The house features a hall, welcoming reception room, a perfect social environment for entertaining guests or spending quality time with the family. The kitchen, a key part of any home, is also included, providing ample space for all your culinary needs.

The property boasts three bedrooms, offering generous space for a family or for those requiring additional rooms for home offices or guest rooms. Complementing the bedrooms, there is a well-maintained ground floor bathroom and separate WC.

One of the remarkable features of this house is the outdoor space. It comes with its own private garden and offers the convenience of private parking for two cars.

In summary, this semi-detached house is a fantastic opportunity. Its good condition, coupled with its prime location and unique features like a private garden and parking, make it an ideal choice for those seeking a comfortable and convenient living environment. We invite you to come and see the potential this property has to offer.

Ground Floor

Hall

PVCu double glazed entrance door with windows either side, herringbone style floor, radiator, stairs to first floor and doors to rooms.

Lounge 3.02m x 4.62m (9'11" x 15'2")

PVCu double glazed window to front aspect, radiator, coving to ceiling and wood effect flooring.

Kitchen 3.21m x 3.67m (10'6" x 12'0")

Having a range of wall and base units with complimentary worksurfaces and splashback tiling, sink and drainer, integrated oven, gas hob and concealed extractor over. Plumbing for washing machine and dishwasher, space for fridge freezer, tiled effect floor and radiator. PVCu double

glazed window to rear aspect, pantry and PVCu double glazed door to side porch.

Side porch

PVCu double glazed entrance door, store room housing boiler with PVCu double glazed window.

WC

Low flush WC with over hand wash basin and mixer tap. PVCu double glazed frosted window.

Bathroom

Having a corner bath with shower over and tiled area, vanity housed wash hand basin, chrome central heated towel warmer, PVCu double glazed frosted window, downlighters to ceiling and extractor fan.

First Floor

Landing

PVCu double glazed window to front aspect, loft hatch, cupboard and doors to rooms.

Bedroom 1 3.02m x 5.03m (9'11" x 16'6")

PVCu double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom 2 3.18m x 3.94m (10'5" x 12'11")

PVCu double glazed window to rear aspect and radiator.

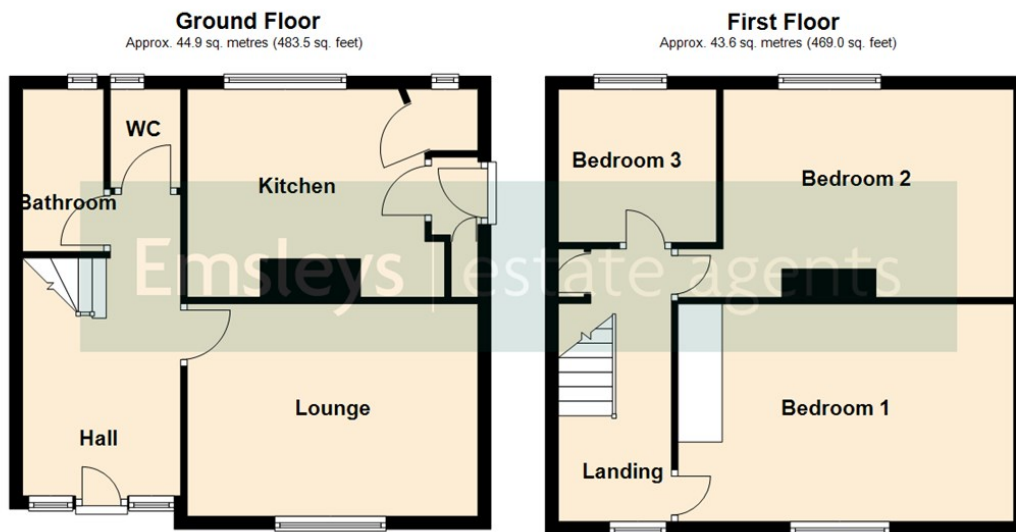
Bedroom 3 2.21m x 2.95m (7'3" x 9'8")

PVCu double glazed window to rear aspect and radiator.

Exterior

To the front is a block paved double drive with a secure gated access to the side onto the rear. The rear garden offers a good degree of privacy with outbuilding, decked patio and lawned area.





Total area: approx. 88.5 sq. metres (952.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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