



Church Lane | Methley | LS26 9EG

Guide Price £284,200

EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE | COUNCIL TAX BAND C | EPC Rating D

Emsleys | estate agents

EXTENDED THREE BEDROOM SEMI-DETACHED ***OPEN VIEWSNO CHAIN***

An extended three bedroom semi-detached family home in a prime location in the village of Methley, over looking the cricket grounds.

The property is offered with no upper chain, has central heating and double-glazing throughout and comprises; a large extended entrance hallway, wet room, lounge/dining room, fitted kitchen with pantry and a rear lobby. The first floor has three bedrooms and a shower room. There are neat gardens to the front and rear and a detached garage.

This is an ideal family home.

Call 24 hours a day, 7 days a week to arrange your viewing

Ground Floor

Entrance Hall

An extended hallway making this a light and airy foyer area with a double-glazed window to the side, a side panel window to the front, stairs to the first floor and a door to:

Wet Room 2.62m x 1.45m (8'7" x 4'9")

Recently fitted wet room, with a low flush WC, double-glazed side window and a central heating radiator.

Lounge/Diner 6.30m x 4.02m (20'8" x 13'2")

Open-plan and dual aspect double-glazed windows to the front and rear, central heating radiator, T.V point and a fire surround. Door to,

Kitchen 2.94m x 3.49m (9'8" x 11'5")

Fitted with ample wall and base units with roll edge worktops, sink and drainer, built-in oven, space for a fridge, plumbed for a washing machine and a pantry cupboard. Door to:

Rear Lobby

Door to a storage cupboard and an old coal house cupboard.

First Floor

Landing

Double-glazed window to the side elevation, doors to bedrooms, shower room and a storage cupboard.

Bedroom 1 3.34m x 3.06m (10'11" x 10'0")

Having a central heating radiator and being positioned to the front elevation with views overlooking the cricket field.

Bedroom 2 2.86m x 4.47m (9'5" x 14'8")

Positioned to the rear elevation and having a central heating radiator.

Bedroom 3 2.24m x 2.00m (7'4" x 6'7")

Positioned to the front elevation and having a central heating radiator and a walk-in wardrobe.

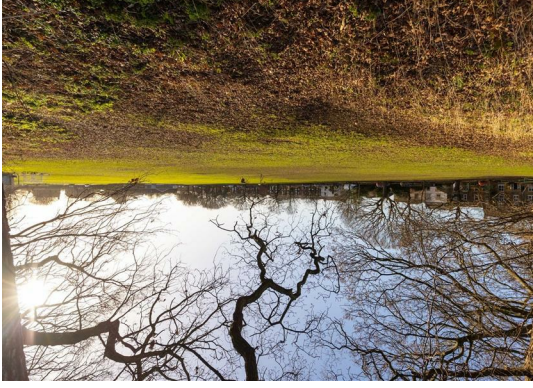
Shower Room 1.84m x 2.32m (6'0" x 7'7")

Walk-in shower room, vanity wash hand basin, low flush W.C, tiled walls and a central heating radiator.

External

Gated to the front with a long driveway leading to the detached garage which has an up-and-over door, power and light, pitched roof, side window and a side entrance door. The front garden is mainly lawn with flower borders, a flagged pathway and a small patio area. The rear is private and enclosed with a mainly lawn garden and well established plants.





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.

Total area: approx. 96.3 sq. metres (1036.0 sq. feet)

