

Mike

**Dobson**



**10 Emmerson Spur**

Methley, Leeds, LS26 9FJ

**£385,000**

# 10 Emmerson Spur

Being on the St Oswald's View development is an extremely well presented three bedroom Barratt's built detached family home.

The accommodation briefly comprises entrance hall, separate W.C., lounge, kitchen/diner, first floor landing, bedroom one, en-suite shower room, bedroom two, bedroom three, and bathroom/W.C.

In addition the property has PVCu double glazed windows throughout including a box bay window to the lounge, gas fired central heating with Ideal combination boiler located in one of the kitchen cupboards and being serviced on annual basis, fitted kitchen with hob, extractor, oven , integrated fridge/freezer, utility cupboard with plumbing for washing machine, access point to fully insulated loft, and stunning bathroom installed in 2020 which has freestanding bath, sink & WC.

Externally, to the front of the property is an open plan lawned garden with a pathway leading to the front door. There is a tarmac driveway providing off road parking for at least 2 vehicles and leads to the detached garage with up and over door. The garage has power, light and electric power charging point inside the garage. To the rear of the property is a lawned garden with plants and shrubs to the borders, pergola, porcelain tiles and a useful metal storage shed.

Please note there is a charge of £124 which has been paid for January 2025 and will next be due June 2025 for the upkeep of communal areas on the development.

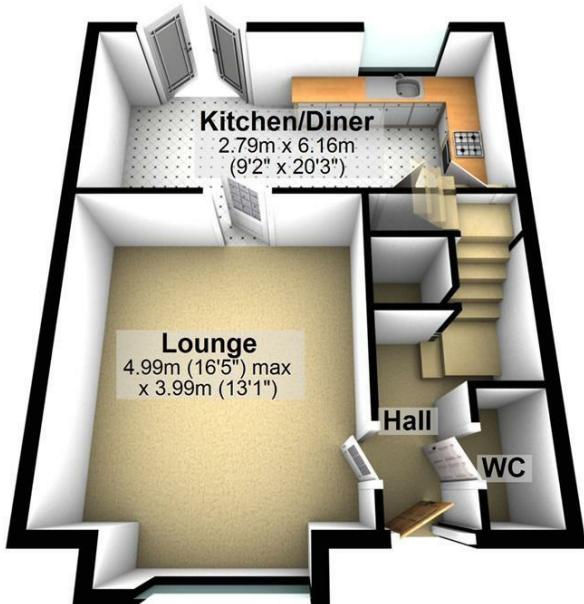


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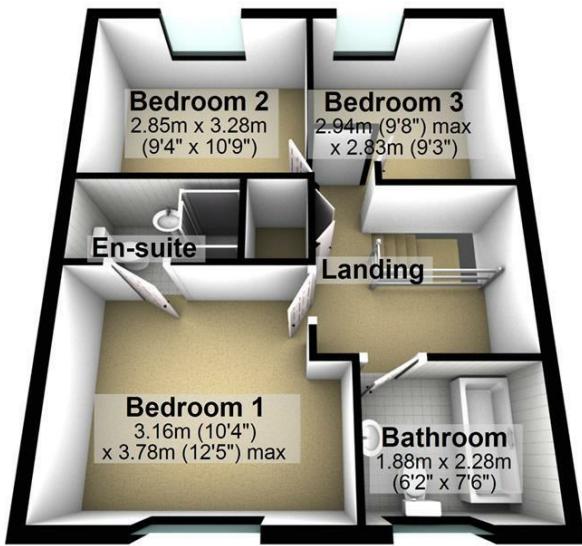


## Floor Plan

### Ground Floor



### First Floor

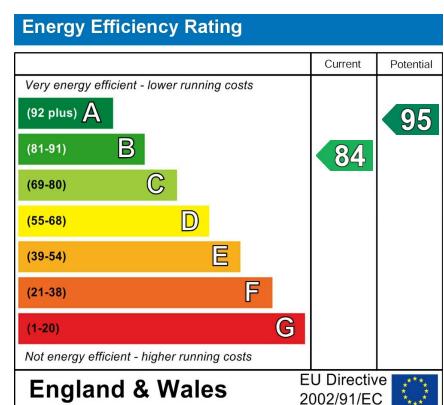


Total area: approx. 91.9 sq. metres (989.4 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn right along High Street to the traffic lights, at the lights turn right down Barnsdale Road which in turn becomes Lock Lane. At the roundabout take your third exit right and continue along to the next roundabout taking your second exit onto Savile Road, continue on this road bearing right on to Wood Street which in turn becomes Methley Road. Continue along to the lights at the junction turning right onto Barnsdale Road continuing over the bridge taking your first right on to Pinfold Lane then take your third left on to Savile Road and then take your fourth right on to Mickletown Road then at the roundabout take your second exit on to Station Road, continue on Station Road taking your first left on to Grace Causier Street, at the end of this road turn left on to Welles Avenue then your first left on to Hyatt Garth and then your first right on to Emmerson Spur where the property can be found on the right.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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