



3 Bed
House - Semi-
Detached
located in
Leeds
Guide Price £275,000



Pinfold Lane
Mickletown Methley
Leeds
LS26 9JS

Located in the popular village of Methley, just a short distance from Leeds, this superb three-bedroom semi-detached property offers the perfect blend of modern living.

With excellent transport links, and a peaceful village setting. Ideal for a range of buyers – including growing families, first-time purchasers, investors, and those looking to downsize – this home is ready to move into and is offered with no onward chain, ensuring a smooth and hassle-free purchase.

The property boasts modern décor throughout and is in excellent condition, requiring no immediate work. Accommodation includes three well-proportioned bedrooms, a bright and spacious living area, and a contemporary kitchen and bathroom.

GROUND FLOOR ACCOMMODATION

Living Room

15'11" x 10'5"

UPVC double glazed bow window to the front elevation, designer tall central heated radiators.

Kitchen

11'6" x 16'10"

With a range of wall and base units in housing integrated appliances with timber work surfaces. Integrated appliances include a dishwasher, washing machine, fridge and fridge freezer double oven and induction hob. UPVC double glazed window to the rear elevation and a UPVC double glazed door to the rear. Spotlights to the ceiling and patio door leads access to a conservatory.

Sunroom

8'8" x 7'7"

UPVC double glazed construction with wood laminate flooring and a gas central heated radiator .

Landing

9'2" x 6'6"

Access doors to all three bedrooms and the family bathroom as well as loft access.

Bedroom 1

12'4" x 10'1"

UPVC double glazed window to the front elevation, Gas central heated radiator.

Bedroom 2

13'6" x 9'7"

UPVC double glazed window to the rear elevation and gas central heated radiator .

Office

8'11" x 7'1"

UPVC double glazed window to the front elevation and gas central heated radiator, storage cupboard.

Bathroom

7'5" x 6'5"

UPVC double glazed window to the rear elevation sink with vanity unit and toilet housed. With a mixer tap and mains feed shower over with shower screen. Fitted storage cupboard spotlights to the ceiling, tiled walls and chrome heated towel radiator.

Front Garden

A lawned garden with a concrete path, access gate to the front and side. Traditional stone-built wall for the front boundary.

Rear Garden

Landscaped with artificial turf, decking area paving and pathway . Access to the garage. And rear access gate which will lead to the driveway.

Garage

16'4" x 8'12"

With up and over Door, power and light. Side access door.

Driveway

A private driveway to the rear gives access to a turning bay and a single driveway.

Externally, the home benefits from off-street parking via a private driveway, access to a rear garage, and low-maintenance outdoor space.

Situated within easy reach of highly regarded local schools, and benefitting from excellent motorway, train, and bus links, Methley



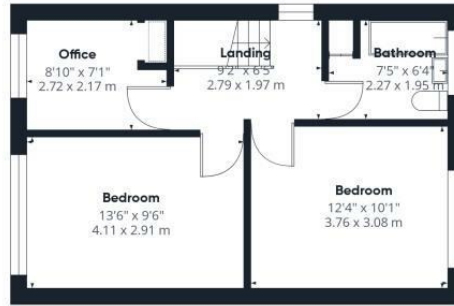


offers a great balance of countryside charm and urban accessibility. This is a rare opportunity to secure a stylish and well-maintained home in a highly desirable location – early viewing is highly recommended as demand is expected to be high.

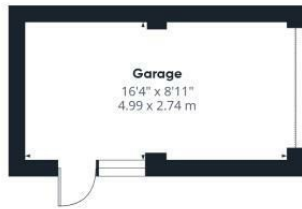




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1069 ft²
99.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

