



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.



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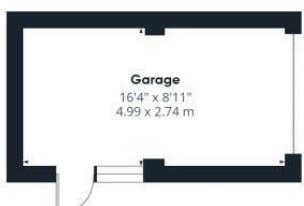
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**Floor 0 Building 2**

Approximate total area<sup>(1)</sup>

1069 ft<sup>2</sup>  
99.4 m<sup>2</sup>

## CONTACT

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(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

