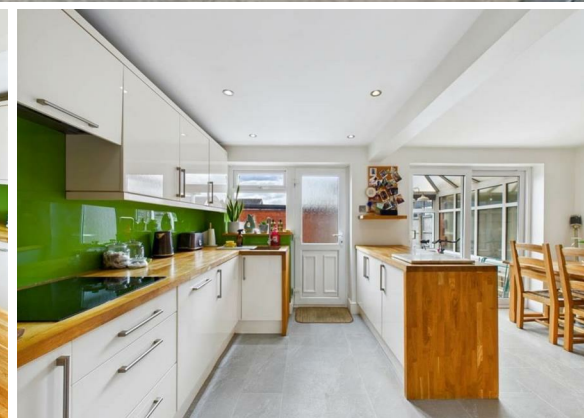




3 Bed
House - Semi-
Detached
located in
Leeds

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.

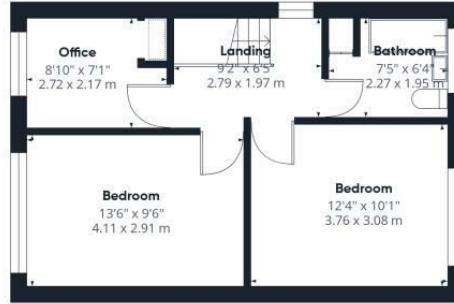
Situated within easy reach of highly regarded local schools, and benefitting from excellent motorway, train, and bus links, Methley offers a great balance of countryside charm and urban accessibility.

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.

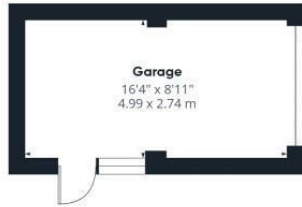




Floor 0 Building 1



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

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

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	

