

HUNTERS®

HERE TO GET *you* THERE

8 Pinfold Lane, Methley, Leeds, LS26 9JS

£325,000

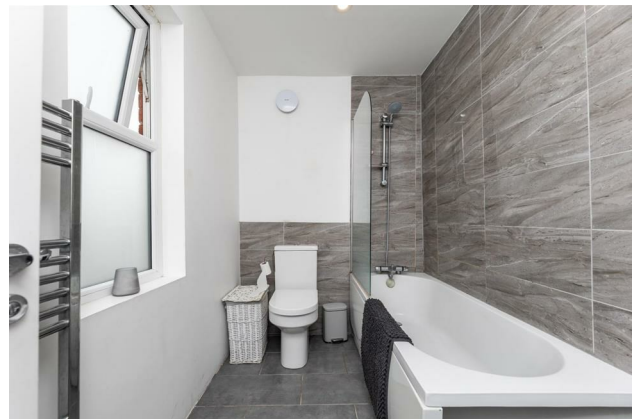
Property Images



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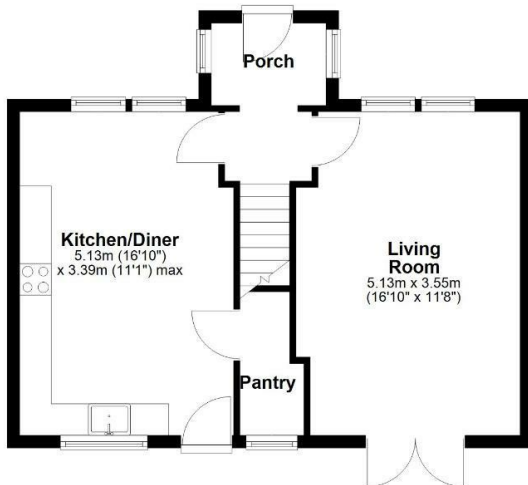


Floorplan



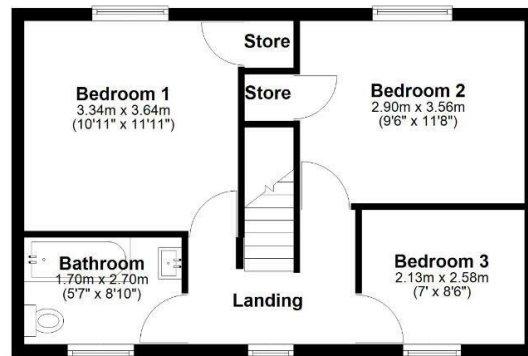
Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

THE SETTING:

Methley is a really sought after village that has everything going for it. From schools to pubs, eateries and supermarkets there are lots of amenities within easy reach but you are also close to neighbouring countryside. Methley is great for public transport and motorway links are really easy to get to, Leeds city centre is easy accessible too. Pinfold Lane itself is one of the favoured streets in Methley with an array of different extremely well maintained properties.

THE PROPERTY:

As you enter you're greeted with a hallway excellent for storing coats, shoes and bags. The staircase is off the hallway. The lounge has ample space for furniture and features patio doors out to the rear garden and well as large sash style windows to the front creating a dual aspect effect allowing for lots of natural light. The dining kitchen is modern with a country kitchen feel and features a range of base and wall units with shaker style doors finished in a light sage with complimentary brushed brass handles and solid oak worktop. There is an integral oven, induction hob with extractor, integral washing machine and dishwasher, space for a fridge freezer and finally a Belfast style basin completes the country feel of the kitchen. The dining area is great for entertaining and there is space for a 4-6 seater family dining table.

Upstairs there are 3 bedrooms and the house bathroom. Two of the bedrooms are good sized doubles with ample space for bedroom furniture and large sash style windows. The third bedroom is a generous single. The bathroom features a modern three piece white suite with shower over the bath, glass screen and a vanity unit houses the basin excellent for storing bathroom essentials. Modern grey tiles surround the shower to the ceiling.

OUTSIDE SPACE:

To the front of the property is a garden and driveway suitable for several vehicles and to the rear is a large enclosed garden with lawned area and patio area. There is also planning permission for a double storey extension which would make a good sized family home into a great sized family home!!

****PLEASE SEARCH ON THE PLANNING PORTAL REF 22/06695/FU FOR MORE INFORMATION ON THE PROPOSED EXTENSION****

Features

- Modern Throughout
- Amazing sought after village location
- Generous plot
- Planning permission for a double storey extension
- 3 bedrooms
- Close to amenities
- Driveway
- Council Tax Band C
- Freehold
- EPC Rating C