



Stoneacre
Properties



Methley Drive

Chapel Allerton Leeds, LS7 3NE

£320,000



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Entrance Hallway

Front door leads into Entrance Hallway which offers access upstairs, to the Lounge, and to the Kitchen/Diner. Wooden flooring runs through into the Lounge and Kitchen/Diner.

Lounge

10'9" x 17'3" (3.3 x 5.28)

Generous sized lounge complete with wooden flooring that runs through from the Hallway. Room comprises central heating radiator, feature coving, and large windows to the front elevation of the property providing the room with natural light.

Kitchen/Diner

13'8" x 13'9" (4.18 x 4.2)

This large Kitchen/Diner comprises wall and base units, stainless steel sink with drainer, plumbing for washing machine, extractor and backsplash and space for a dining table. Access to the South facing rear garden is offered through the Kitchen/Diner, window to the rear elevation of the property. This current Kitchen/Diner offers prospective buyers with a fantastic space and opportunity to update the Kitchen and put their stamp on the property.

Bedroom 1

14'1" x 13'1" (4.3 x 4)

Double bedroom laid to carpet comprises, central heating radiator, integrated storage cupboard, feature coving, two windows to the front elevation of the property.

Bedroom 2

10'10" x 11'7" (3.32 x 3.54)

Double bedroom laid to carpet with central heating radiator and window to the rear elevation of the

property. Rooms comes complete with en-suite bathroom.

En-suite

En-suite comprises toilet, sink, and shower.

Bedroom 3

15'7" x 9'10" (4.76 x 3)

Double bedroom comprises laminate flooring, central heating radiator, and window to side elevation of the property.

Bedroom 4

15'7" x 9'4" (4.76 x 2.85)

Double bedroom comprises laminate flooring, central heating radiator, and window to side elevation of the property.

Bathroom

Bathroom comprises, shower over bath, shower screen, pedestal sink, toilet, central heating radiator. Window to the side elevation of the property.

Lower Ground Floor

The lower ground floor comprises cellar space, ideal for storage, and a further usable living space that comes complete with a shower room. This room also offers access out to the rear garden.

External

To the front of the property is a courtyard area with a flower bed and path leading up to the front door. To the rear of the property is a South facing paved, low maintenance rear garden.



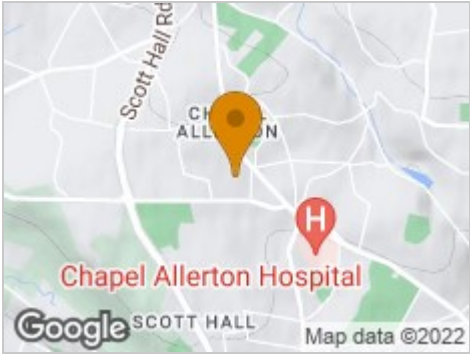
Road Map



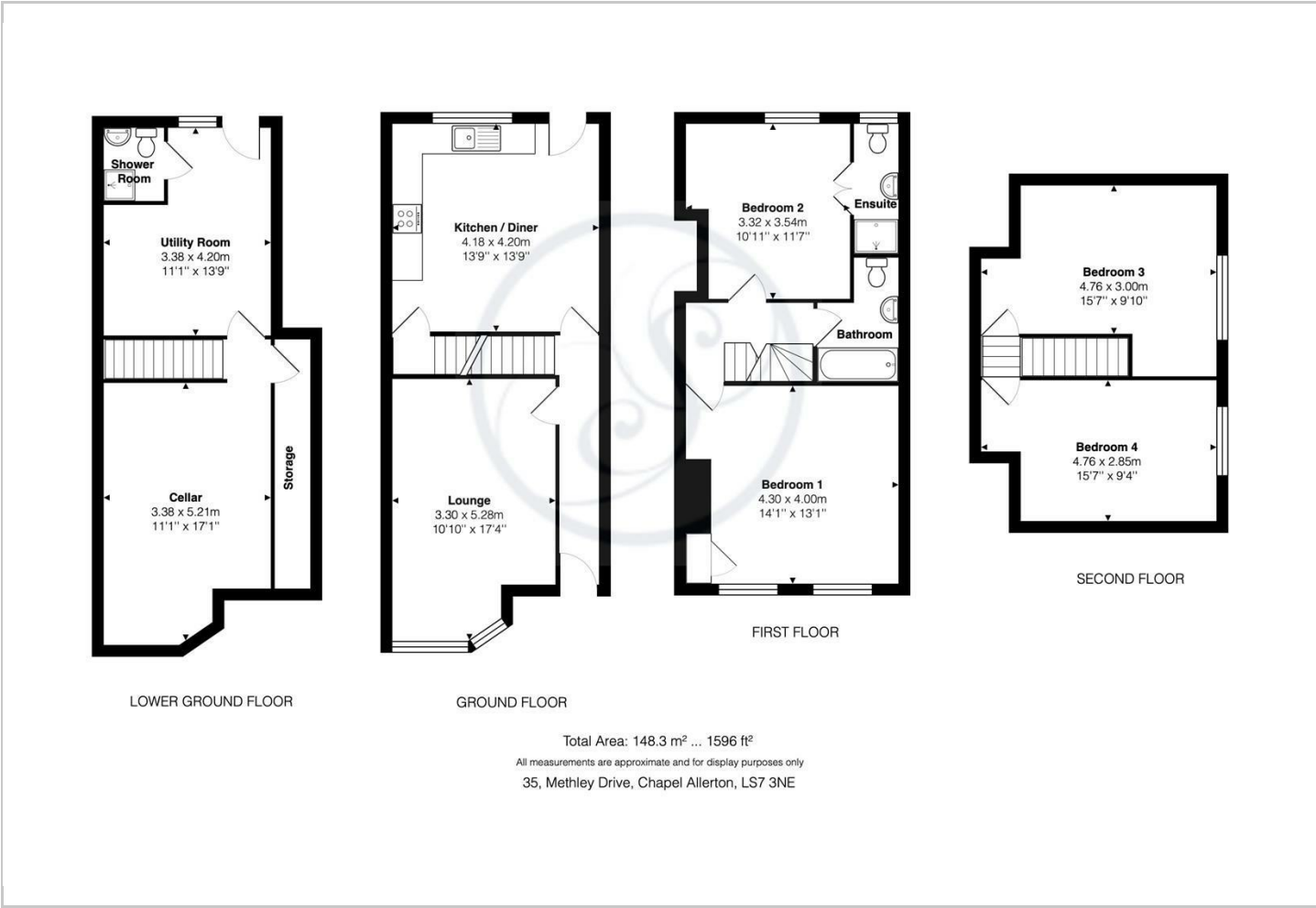
Hybrid Map



Terrain Map



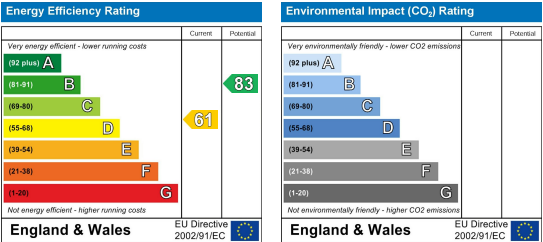
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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