



### 3 bed semi-detached house to buy in LS26

Woodhall Grove, Methley, Leeds, West Yorkshire, LS26 9HP

**£155,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ Corner Position
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Traditional three bedroom semi detached house in a pleasant cul de sac position, occupying generous corner plot with driveway and garage. Offered with No Chain, Viewing Essential.

We have pleasure in offering for sale via Auction this traditional brick built semi detached house occupying a pleasant cul de sac position and generous corner garden plot located in the heart of Methley village with easy access to local amenities and schools, access to the motorway network.

The accommodation is in need of some updating works but has both gas fired central heating, PVCU double glazing. The well planned accommodation comprises entrance hall leading to spacious through lounge dining room, kitchen, side entrance with access to understairs storage, useful utility/workshop. To the first floor, three good sized bedrooms, two having built in wardrobes, house bathroom, separate w/c. Outside, generous and private gardens to three sides with mature trees and shrubs and paved patio areas, useful greenhouse/potting shed, detached concrete sectional garage with block paved driveway provides off street parking.

A popular and sought after location offered with No Chain, Viewing Essential.

### Entrance Hall

With composite double glazed entrance door, double panel radiator.

### Through Living Room

6.31m x 3.41m

Having double glazed windows to the front and rear, feature fire surround with living flame gas fire, recess shelving, double panel radiator.

### Kitchen

2.97m x 2.83m

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling, plumbing for automatic washing machine, electric point for cooker, useful pantry, double glazed window, double panel radiator.

Rear Entrance Hall

With composite double glazed entrance door, useful understairs cupboard.

Utility/Workshop

2.39m x 1.98m

With double glazed window, fitted worktops.

Stairs lead to First Floor Landing

With storage cupboard containing combination central heating boiler, double glazed window.

Bathroom

Furnished with coloured suite comprising pedestal wash basin, panelled bath with shower over, tiling to the walls, double glazed window, double panel radiator, separate low flush w/c, half tiling, double glazed window.

Bedroom to Front

3.33m x 1.95m

With double glazed window, single panel radiator, a good sized third bedroom.

Bedroom to Rear

2.98m x 2.47m

With built in wardrobe, double glazed window, central heating radiator.

Bedroom to Front

3.57m x 2.83m

With fitted wardrobes being part mirrored, built in storage cupboard, double glazed window, single panel radiator.

Outside

The property occupies a generous corner plot with mature conifer hedging and conifer trees retaining a high degree of privacy with paved patio areas providing ample seating area with Greenhouse/Potting Shed, concrete sectional single car garage with attractive block paved driveway providing ample off street parking. Please note the property has Solar panels.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

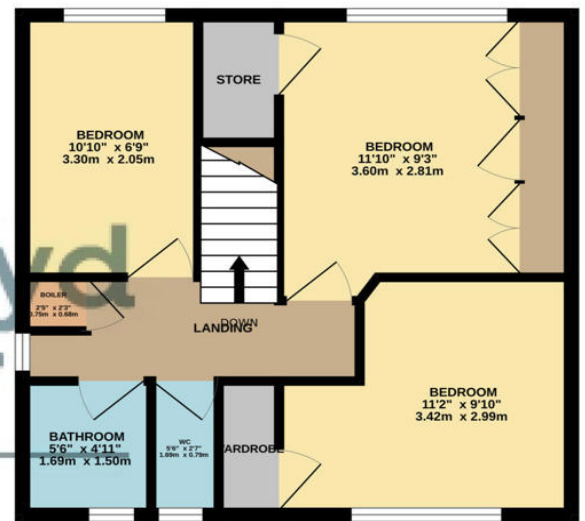
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Woodhall Grove, Methley, Leeds, West Yorkshire, LS26 9HP

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