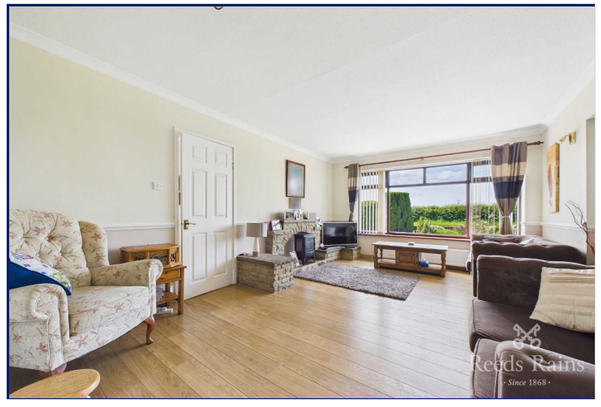
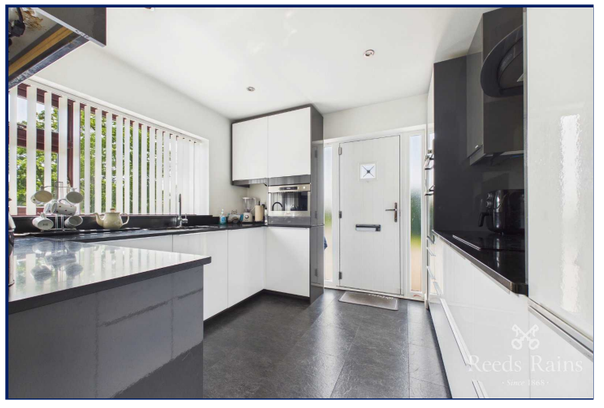




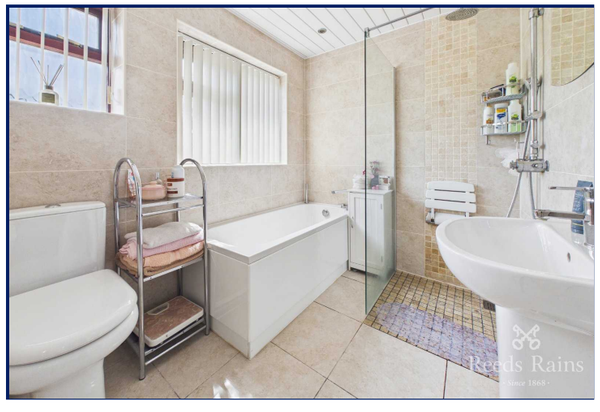












Lower Mickletown, Methley, Leeds,
West Yorkshire, LS26

Asking Price: £450,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Lower Mickletown, Methley, Leeds, West Yorkshire, LS26

Asking Price: £450,000 Freehold

Council Tax Band: E
EPC Rating: C

WHAT A BEAUTY! A fabulous opportunity has arisen to purchase this truly stunning home ideal for a variety of buyers. Located in a charming location with fabulous views, this is a very spacious residence which is has been extended and is situated fantastic for village life. DO NOT MISS OUT! Call REEDS RAINS today to book a viewing! Council Tax Band E

Main Description
We are pleased to offer to the market this fantastic extended three double bedroom detached home located in the sought after village of Lower Mickletown, occupying truly beautiful plot with surrounding views. A wonderful countryside lifestyle within a small village community yet having excellent commuter links close by. This beautiful home really does command your attention at first sight. The property benefits from double glazing and a gas central heating system with a new 1 year old boiler. The property comprises of an entrance hallway, lounge, dining room, sitting room, conservatory, kitchen, three double bedrooms (one with a W/C) and bathroom. The property is very versatile and would lend itself to a variety of buyers. Sat in substantial lawned gardens with a driveway offering ample parking and a detached garage with views beyond. Fantastic for commuters being within close proximity to motorway, train and bus links and within catchment to good/outstanding OFSTED schools. Viewing is definitely recommended.

GROUND FLOOR

Entrance Hall
A double glazed composite door opens from the side aspect, with wooden flooring, a central heating radiator and a storage cupboard. Doors lead to the lounge, bedroom and bathroom and an opening leads to the kitchen.

Kitchen
10'2" x 10'1" (3.1m x 3.07m)

Fitted with a range of wall and base units, a Quartz work surface with matching splash backs and a stainless steel 1 ½ bowl sink with a chrome effect mixer tap inset. A stainless steel electric double oven, induction hob with cooker hood over. Integral fridge freezer, washing machine and dishwasher, spotlights, a window overlooks the side aspect and a double glazed composite door opens to the front aspect.

Lounge
12'3" x 17'11" (3.73m x 5.46m)
A feature stone fire place with an electric fire inset, wooden flooring, two central heating radiators and a window overlooks the front aspect. A door leads to the inner hall and an opening leads to the dining room.

Dining Room
8'11" (Max) x 16'9" (2.72m (Max) x 5.1m)
This is a fantastic addition to the property with a wooden floor, a wall mounted electric heater and a window overlooking the front aspect.

Inner Hall
A central heating radiator, stairs lead to the first floor landing and a door leads to the sitting room.

Sitting Room
11'1" x 12'3" (3.38m x 3.73m)
A wall mounted electric fire, a central heating radiator and double glazed French doors open to the conservatory.

Conservatory
11'11" x 13'7" (3.63m x 4.14m)
A tiled floor, a central heating radiator and double glazed French doors open to the rear garden.

Bathroom
6'3" x 8'1" (1.9m x 2.46m)
Comprises of a low level WC, a pedestal wash basin with a chrome effect mixer tap inset, a panelled bath with a chrome effect mixer tap inset with shower head and a wet room shower area with a chrome effect mains shower with rainfall head attachment over. Tiled walls and floor with under floor heating, spotlights, a chrome effect heated towel rail and a window overlooks the side aspect.

Bedroom Three
11'4" x 9'7" (3.45m x 2.92m)
A central heating radiator and a window overlooks the rear aspect and views beyond.

Landing
A window overlooks the side aspect and doors lead to bedroom one and two.

Bedroom One
11'9" x 11'11" (3.58m x 3.63m)
Fitted wardrobes with matching dresser, a storage cupboard, a central heating radiator and two windows overlook the side aspect. A door leads to the W/C.

W/C
5'7" x 3' (1.7m x 0.91m)
A low level WC and a circular vanity sink with a chrome effect mixer tap inset. Tiled walls, spotlights and a chrome effect heated towel rail.

Bedroom Two
12'1" x 11'5" (3.68m x 3.48m)
Spotlights, a central heating radiator and a window overlooks the side aspect.



For full EPC please contact the branch.

Exterior
The front garden is enclosed, laid to lawn with planted areas and a substantial block paved driveway offering ample off road parking which leads to a garage that has power and lighting and a storage room set behind. The rear garden is a good size, laid to lawn with paved and decked patios and beautiful views beyond.

Agents Notes
The boiler was installed 28.6.25 and has a 10 year warranty.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk