



84 Savile Road, Methley, Leeds, LS26 9HW

Asking Price: £250,000



This mature semi-detached house occupying a generous corner position and offering tremendous potential having planning approved to extend to the rear and side with loft bedroom, passed December 2022 application number 22/070231/CLP . With gas fired central heating, UPVC double glazing, and briefly comprising of; entrance reception hallway with open staircase, lounge with feature fireplace and feature bay window, separate formal dining room with French doors leading onto a small conservatory, separate kitchen with built in oven and hob with extractor. To the first floor, three good sized bedrooms, combined bathroom with modern white suite with shower over bath. Outside generous gardens to both the front, driveway to the side leads to single car garage, enclosed rear garden. A sought after and popular position within the popular village of Methley with easy access to the Motorway network, ideal for those travelling throughout the region.

Offered with NO CHAIN. Viewing Essential.

ENTRANCE RECEPTION HALLWAY

With open staircase, double glazed entrance door and window, understairs storage cupboard.

LOUNGE 10'11" x 12' (3.33m x 3.66m).

With double glazed bay window, feature fire surround with marble inset and hearth with flame effect fitted gas fire, double panel radiator.

DINING ROOM 12' x 9'3" (3.66m x 2.82m).

Having double glazed French doors leading onto the rear garden, recess storage cupboards.

CONSERVATORY 5'8" x 9'8" (1.73m x 2.95m).

Being double glazed with tiled floor, overlooking the rear garden.

KITCHEN 12'4" x 7'9" (3.76m x 2.36m).

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, double glazed window and rear entrance door, useful understairs storage cupboard.

STAIRS LEAD TO FIRST FLOOR LANDING

With double glazed window.

COMBINED BATHROOM

Furnished with modern white suite, comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling to the walls, central heating radiator, double glazed window.

BEDROOM TO FRONT 12' x 10'11" (3.66m x 3.33m).

With double glazed feature bay window, open aspects, single panel radiator.

BEDROOM TO REAR 11'3" x 12' (3.43m x 3.66m).

With double glazed window, single panel radiator.

BEDROOM TO FRONT 6'1" x 8' (1.85m x 2.44m).

With double glazed window, single panel radiator.

OUTSIDE The property is set well back from the road, occupying a generous corner plot with large lawned garden areas to the front with flowering borders, driveway to the side leads to single car garage, to the rear enclosed mainly laid to lawned garden. Please note planning approved to extend to the rear, side and loft bedroom application number 22/07023/CLP





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Holroyd Miller
 Registered Office Address: 4/6 Newstead Road, Wakefield, WF1 2DE
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	