



 4  
Bedrooms

 2  
Bathrooms





Tudor Sales and lettings are proud to present this 4 bedroomed former show-home in ready-to-move-in condition featuring a stunning Master suite which encompasses the entire second floor and includes walk-in luxury fitted wardrobe area and en-suite. Externally there is parking for two cars and easy access to the communal garden area. Situated in the highly sought after area of Methley this is not one to be missed. Set within the new St.Oswald's View development and is ideally located for local schools, shops and amenities. The accommodation comprises, in brief, Entrance hall, downstairs WC, Kitchen and generously proportioned living room. Three bedrooms to the first floor and family bathroom and master bedroom suite on the top floor.

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### **Master Bedroom**

Large double bedroom with luxury walk in fitted wardrobes as part of a dressing area. Velux style windows and centrally heated radiator.

### **Master-ensuite** 8' 2" x 6' 4" (2.49m x 1.93m)

Partially tiled shower room with three piece white bathroom suite comprising of shower tray, hand basin and low flush WC. double glazed window and centrally heated radiator.

### **Bedroom 2** 12' 3" x 8' 3" (3.73m x 2.51m)

Double bedroom with double glazed window and centrally heated radiator.

### **Bedroom 3** 12' 3" x 8' 3" (3.73m x 2.51m)

Double bedroom with double glazed window and centrally heated radiator.

### **Bedroom 4** 9' 0" x 6' 3" (2.74m x 1.91m)

Single bedroom with double glazed window and centrally heated radiator.

### **Bathroom** 6' 9" x 6' 3" (2.06m x 1.91m)

White three piece bathroom suite comprising of bath, low level WC, hand basin, part tiled walls, frosted double glazed window, centrally heated radiator.

### **Living Room** 18' 6" x 15' 0" (5.64m x 4.57m)

Large living room with under stairs storage cupboard, double glazed French style patio doors leading onto the garden, two centrally heated radiators.

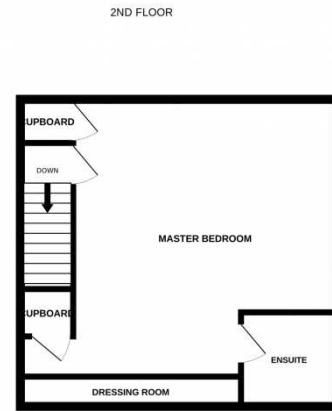
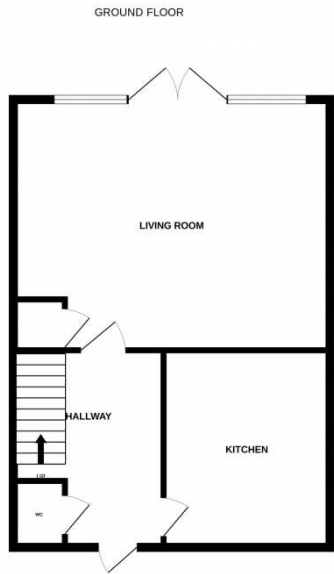
### **Kitchen** 12' 6" x 8' 0" (3.81m x 2.44m)

Modern kitchen with a range of fitted wall and base units with silestone worktops and LED lights set into the base of the units, sink unit, built in double oven and five ring gas hob with an extractor hood over, integrated fridge/freezer, integrated dishwasher, wine cooler, integrated washing machine, tiled flooring, low voltage inset spotlights, double glazed window, centrally heated radiator.

### **WC** 5' 5" x 2' 8" (1.65m x 0.81m)

The smallest room! Downstairs WC with white two piece suite comprising of low flush WC and hand basin. Centrally heated radiator.





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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