



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Sycamore House, Methley Lane
Methley, Leeds



Sycamore House, Methley Lane Methley, Leeds

Offers In Region Of £750,000

NESTLED WITHIN A SECLUDED HAMLET, THIS EXQUISITE FOUR-BEDROOM FAMILY RESIDENCE IS ENSCONCED IN THE STORIED CLUMPCLIFFE REGION OF MELTHLEY. METICULOUSLY MAINTAINED AND PRESENTED TO PERFECTION, THIS HOME DEMANDS AN EARLY VIEWING TO FULLY GRASP ITS ALLURE. BOASTING A FLAWLESS STANDARD OF PRESENTATION, IT STANDS AS A TESTAMENT TO QUALITY LIVING. CONVENIENTLY POSITIONED WITH SWIFT ACCESS TO BOTH LEEDS AND WAKEFIELD, IT ENJOYS THE ADVANTAGES OF THE SERVICES AND TRANSPORTATION LINKS INHERENT TO THESE THRIVING URBAN CENTERS. TO TRULY APPRECIATE THE CHARM AND FUNCTIONALITY OF THIS RESIDENCE, AN EARLY VIEWING IS STRONGLY RECOMMENDED.

DESCRIPTION

Nestled within a secluded hamlet, this exquisite four-bedroom family residence is ensconced in the storied Clumpcliffe region of Melthley. Meticulously maintained and presented to perfection, this home demands an early viewing to fully grasp its allure. Boasting a flawless standard of presentation, it stands as a testament to quality living. Conveniently positioned with swift access to both Leeds and Wakefield, it enjoys the advantages of the services and transportation links inherent to these thriving urban centers. To truly appreciate the charm and functionality of this residence, an early viewing is strongly recommended.



A spacious hallway has stairs to both the living room and dining kitchen with access also to a useful W.C. The kitchen is a real centre point of the property, this exquisite room is presented to an impeccable standard with style and quality the overriding feeling here. Quality wall and base storage units are topped with Quartz work surfaces and a range of high-end appliances include: Quooker tap, Miele Oven, Miele Grill and Microwave, Miele Hob, Dishwasher and space for American fridge freezer as well as integrated coffee Machine. Patio doors then open to the rear garden. The living room is filled with natural light and is a fabulous reception room, again opening out to the rear garden. Part of the garage has then been converted to create an additional reception room; this is currently used as a home office/family room but has a large range of potential uses.

To the first floor, the quality feel continues. Starting with the primary suite, this enviable double bedroom benefits from a spacious en suite bathroom with a range of quality fittings. Bedroom two also boasts en suite facilities with bedroom three being a further double room. Bedroom four has then been converted into a beautiful dressing room with an ample range of storage and dressing area. The first floor is then complete with a luxury bathroom.

Externally, the property has a driveway with parking for 2 cars, whilst communal car parks allow for additional guest parking. The rear garden backs onto open fields, with planted trees providing a feeling of privacy. Being mainly laid to lawn with patio seating area.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: F

EPC: C

What3Words: straw.stealing.relieves

UTILITIES

Gas: No Gas

Oil: 200L tank

Electric: Mains

Water: Mains

Drainage: Shared Klargestor Tank

Heating: Oil Fired Boiler

Broadband: Copper Cable

Mobile Coverage: Check With Provider

Restrictions: May apply – contact the agent

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

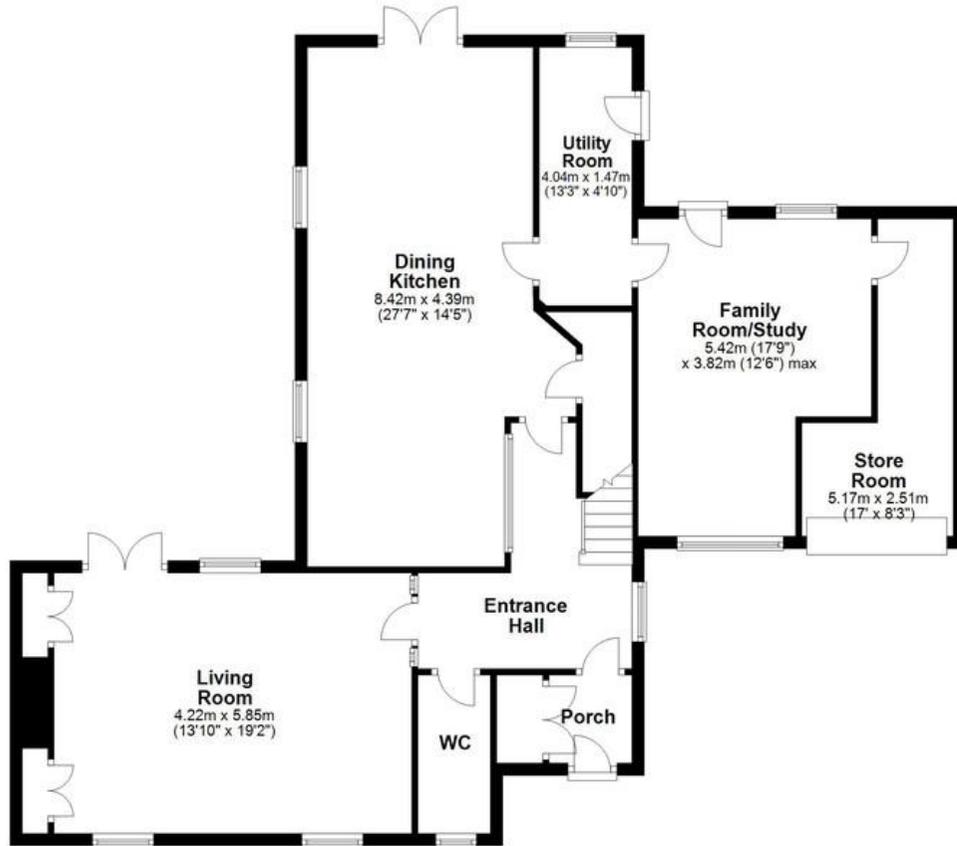
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

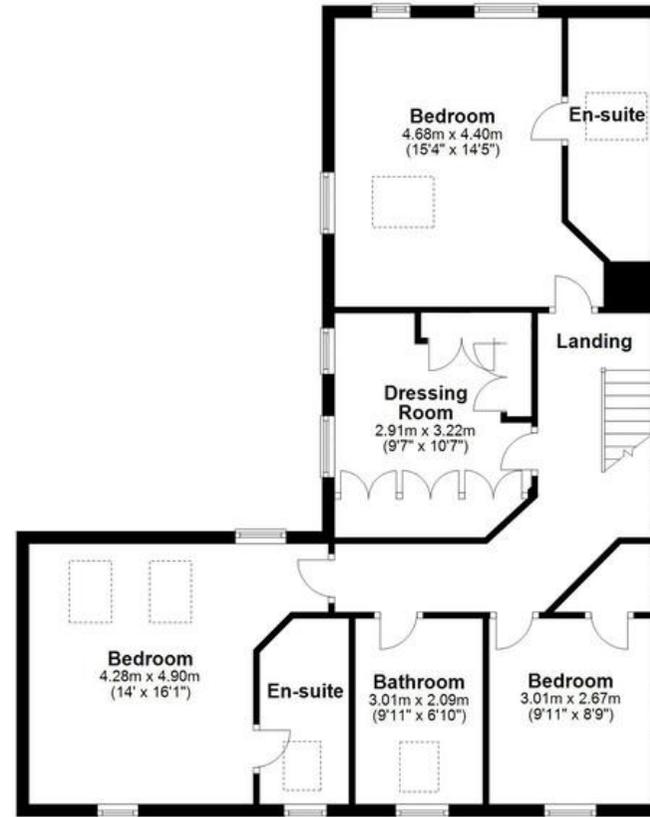




Ground Floor
Approx. 112.6 sq. metres (1211.9 sq. feet)



First Floor
Approx. 87.2 sq. metres (938.2 sq. feet)



Total area: approx. 199.7 sq. metres (2150.1 sq. feet)

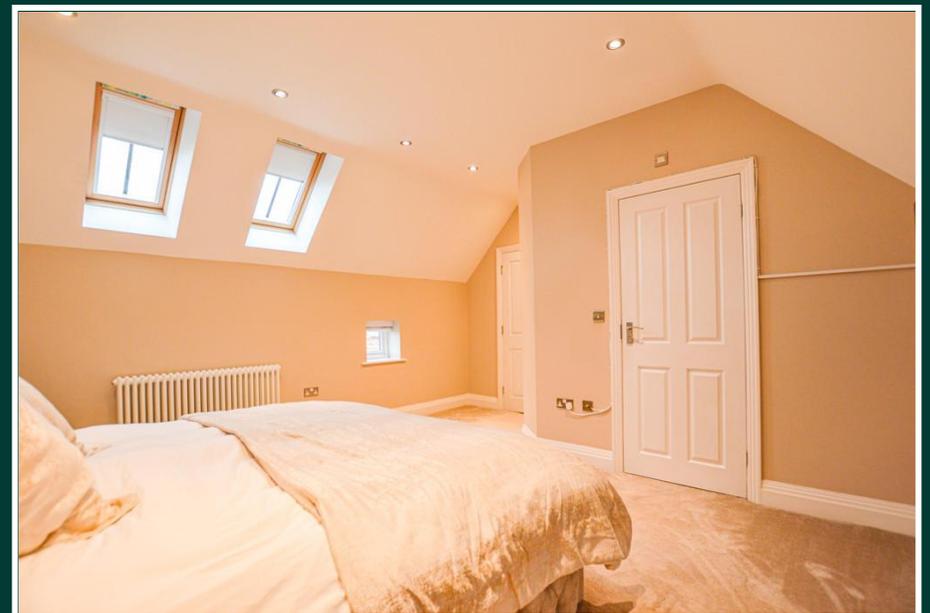
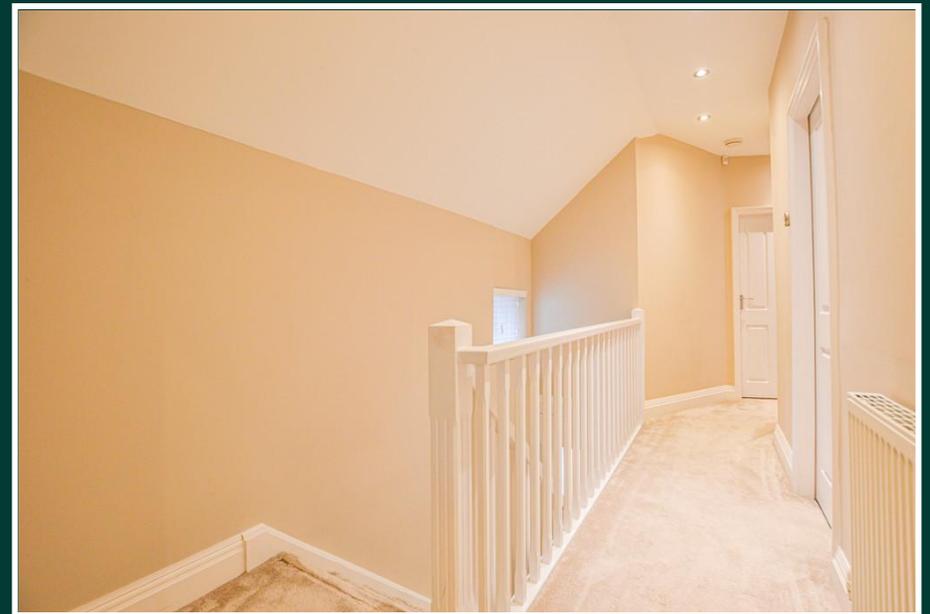




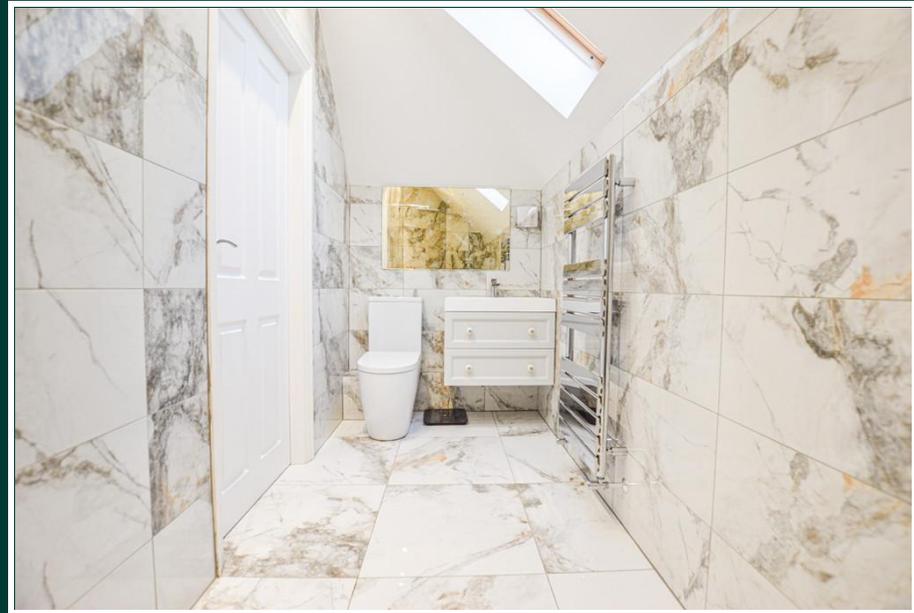
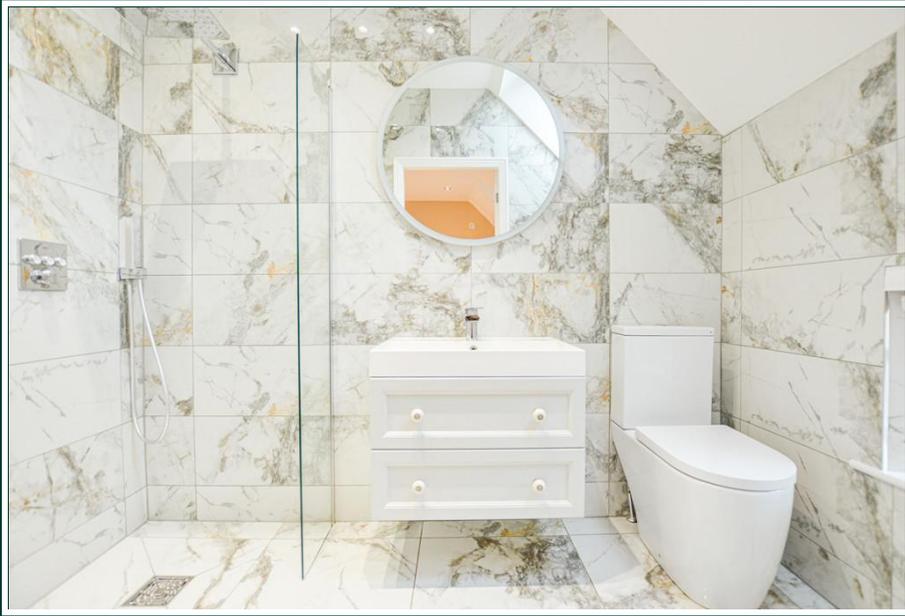
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org

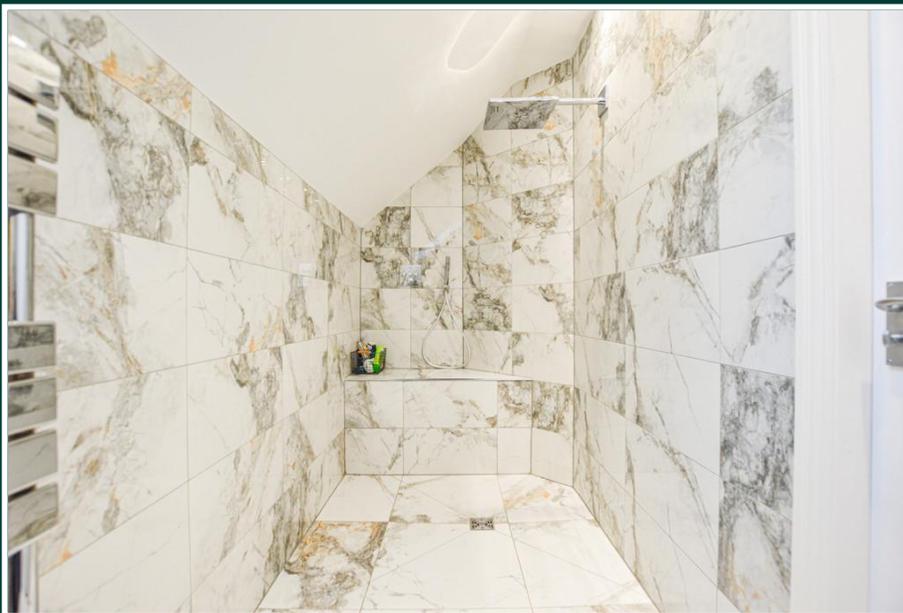


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



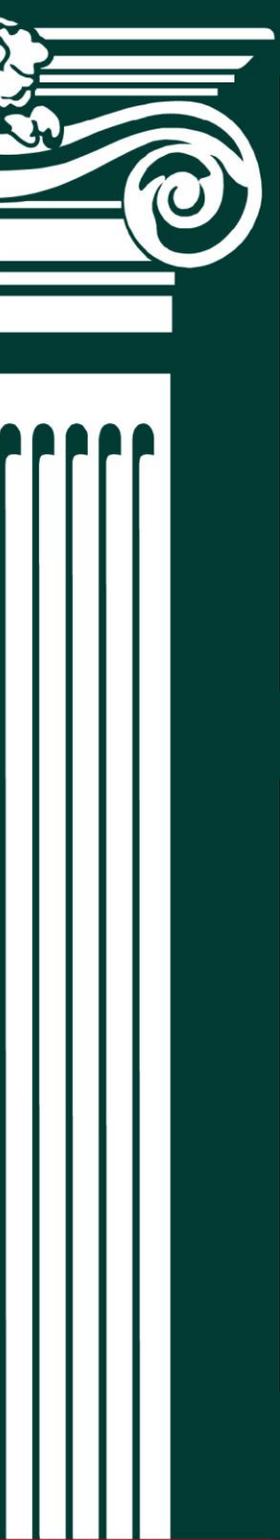


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: **huddersfield@yorkshiresfinest.org** www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org