



Station Road | Methley | LS26 9ET

£314,995

Three bedroom | EPC B | Council Tax D

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MODERN AND STYLISHFITTED KITCHEN WITH ISLAND***JACK & JILL EN-SUITE*** AMPLE PARKING***LARGE CORNER PLOT***

I'm delighted to introduce this semi-detached house for sale, a stunning residence that perfectly blends contemporary living with the charm of a close-knit community. This standout property boasts three bedrooms, two bathrooms, two separate reception rooms, and an open-plan kitchen. Located in a quiet area with strong local community spirit, the property is within walking distance of public transport links and green spaces, making it particularly ideal for families and couples.

Upon entering the property, you are greeted by the kitchen which is a statement of modernity and elegance, featuring a kitchen island and fitted with cutting-edge appliances. Its open-plan design ensures a sociable cooking and dining experience, as it allows for seamless interaction with family and guests. First of two generous reception rooms, which boasts a beautiful view of the garden.

On the first floor is the second reception room which is a wonderful space with french doors, providing an abundance of natural light. There is a large double bedroom and the house bathroom which is a welcoming space, a testament to the thoughtful design that runs throughout this property.

The master bedroom is a spacious sanctuary filled with natural light, further enhanced by an en-suite for added convenience. The third double bedroom is equally spacious and bathed in natural light, offering ample space for relaxation.

Unique features such as on-site parking and a private garden further elevate this property, offering a blend of utility and aesthetic pleasure. This house truly offers a unique opportunity to enjoy a well-connected yet tranquil lifestyle.

Ground Floor

Entrance Hall

Entrance door leads into the entrance hallway with door off to the ground floor W.C, stairs to the first floor, doors off to

Kitchen/Breakfast Room 3.79m x 3.78m (12'5" x 12'5")

Modern wall and base units, contrasting worktops, sink drainer unit, under pelmet lighting. Built in oven, hob and extractor over, integrated washing machine, dishwasher and fridge freezer. There is an additional center island which has been added by the current owners, creating the perfect entertaining space. Central heating radiator and double glazed windows, french doors leading out on to the garden.

WC

Comprising of a vanity wash hand basin and low flush W.C.

Dining Room 3.79m x 3.80m (12'5" x 12'6")

Having central heating radiator, three double glazed windows and built in storage cupboard. Tastefully decorated and neutral carpeting.

First Floor

Landing 2.50m x 2.23m (8'2" x 7'4")

Doors off to:

Lounge Area 3.79m x 3.78m (12'5" x 12'5")

Having two double glazed windows and french doors over looking the garden, T.V point. Tastefully decorated and neutral carpeting

Bathroom 1.89m x 1.57m (6'2" x 5'2")

Comprising of a three piece suite, with panelled bath and shower over, vanity wash hand basin and low flush W.C, tiled to the walls, double glazed windows, central heating radiator.

Bedroom 3.79m x 4.73m (12'5" x 15'6")

A double bedroom with three double glazed windows and central heating radiator. Tastefully decorated and neutral carpeting.

Second Floor

Bedroom 3.79m x 3.76m (12'5" x 12'4")

Master bedroom with three double glazed windows and central heating radiators. Tastefully decorated and neutral carpeting.

Jack and Jill En-suite

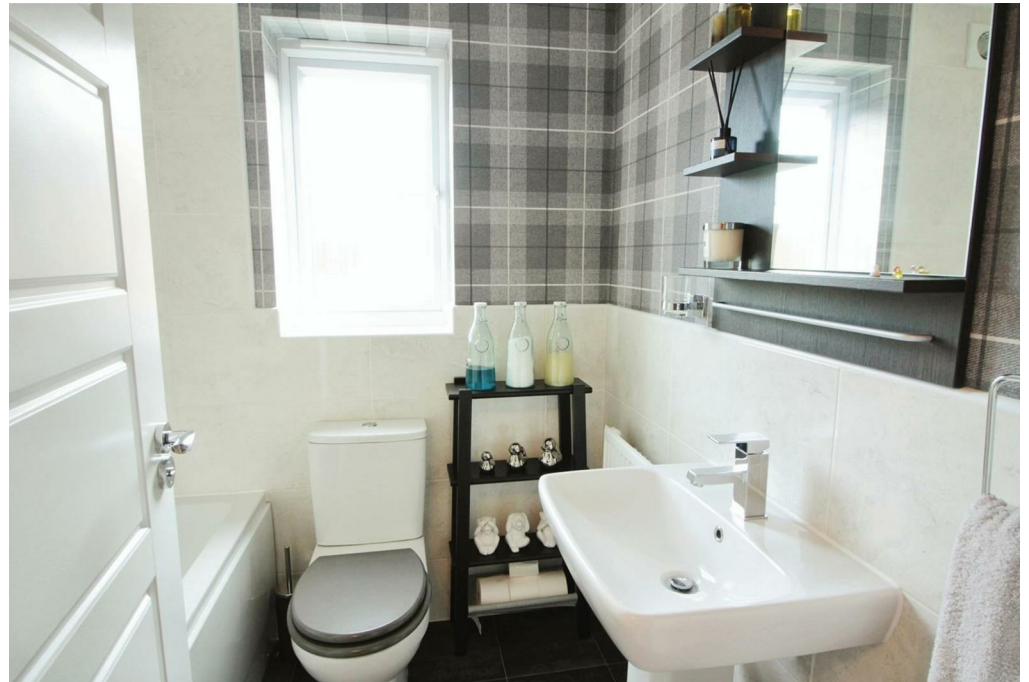
A jack and Jill en-suite with walk in shower unit, vanity wash hand basin and low flush W.C tiled walls, central heating radiator and double glazed window.

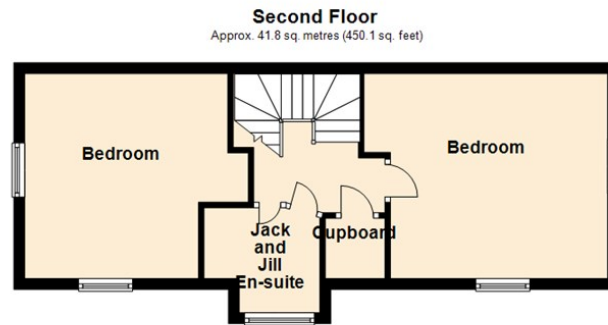
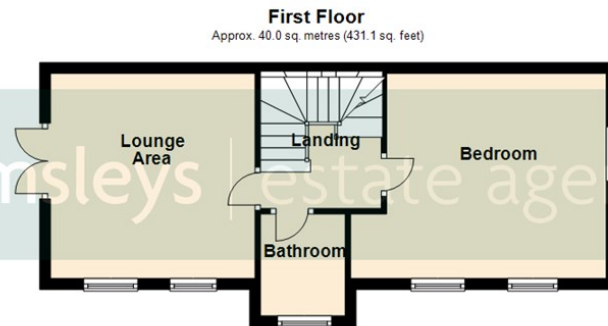
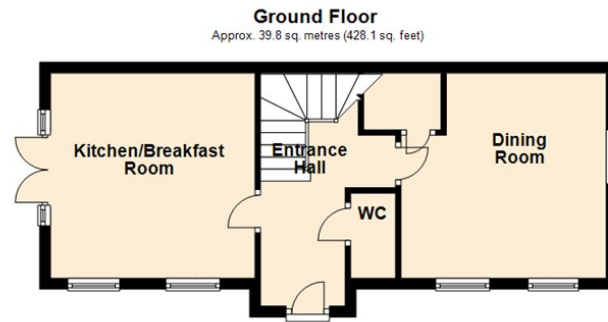
Bedroom 3.79m x 4.51m (12'5" x 14'10")

A double bedroom with three double glazed windows and central heating radiators. Tastefully decorated and neutral carpeting.

External

The property is positioned on a large corner plot, with wrought iron railings, lawn and established borders. There are two cars parking spaces with EV charger and a timber gate leads to the side garden with decking patio, astro turf, Shed and established planting.





Total area: approx. 121.6 sq. metres (1309.3 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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