



Grace Causier Street, Leeds, West Yorkshire

Air conditioning | Home office | Large, contemporary open-plan dining kitchen | Ensuite facilities | Decorative wall panelling, and a media wall with built-in electric fire | Utility Room | Garage and side-by-side parking to the driveway | Electric Vehicle charging point

4 Bedroom Detached House | Asking Price: **£439,995**

Rosedale
& Jones

Grace Causier Street, Leeds, West Yorkshire

DESCRIPTION

Boasting a high-specification upgraded interior, this stunning home features a dedicated home office, an open-plan contemporary dining kitchen, and four spacious bedrooms - all set in a highly sought-after location.

Key Features

- Air conditioning
- Home office
- Large, contemporary open-plan dining kitchen
- Ensuite facilities
- Decorative wall panelling, and a media wall with built-in electric fire
- Utility Room
- Garage and side-by-side parking to the driveway
- Electric Vehicle charging point



LOCATION

Grace Causier Street in Methley is a charming village location that beautifully combines history, natural beauty, and modern convenience. With landmarks like St Oswald's Church and the surrounding countryside alongside the River Aire, it offers a peaceful escape from city life. Despite its rural feel, Methley benefits from excellent travel links to Leeds and nearby towns, making commuting straightforward. Local amenities, including shops, schools, and leisure facilities, provide everything needed for day-to-day living, while the area's friendly, established community adds to its welcoming atmosphere. Methley is an ideal choice for those seeking a balance of tranquillity, connectivity, and modern comforts.

EXTERIOR

Front

The front consists of a small grass lawn and some light floral decoration. 'Side-by-side' driveway which parks two cars and an integral garage for some added storage space. Note: the garage has been converted into a home office. It still has a storage area accessible from the front of the property, but can not park a vehicle. Refer to the floor plan for more details.

Rear

A beautifully landscaped rear garden which consists of a generous grass lawn, high-specification patio areas with plenty of space for exterior seating arrangements, planted borders and exterior 'mood' lighting.

INTERIOR - Ground Floor

Entrance Hall

Very spacious and practical, with plenty of floor space for shoe and coat storage and premium quality flooring throughout the ground floor. Central Heated radiator and a composite exterior door with 'frosted' Double Glazing to the front aspect. Under-stairs storage.

Lounge

5.90m x 3.15m

A spacious and beautifully presented room which can accommodate a range of furniture layouts, in addition to storage furniture, as required. A wonderful feature is the media wall with a built-in electric fireplace and decorative wall panelling. High Specification hardwood flooring, Double Glazed windows to the front aspect and a Central Heated radiator.

Kitchen & Dining Area

5.24m x 4.35m

A contemporary, fully fitted design, with an open plan layout. This premium quality kitchen consists of modern units with 'soft close' draws, Quartz worktops, a fridge freezer, a dishwasher, a BOSCH electric oven with a built-in microwave/oven combination above, four 'induction' hobs, with a hidden extractor fan above and a 2l inset sink and drainer with drainage carved into the worktops. The room is also large enough to comfortably accommodate an eight-seated dining suite. Double Glazed windows and French doors to the rear aspect, which lead straight to the garden - wonderful for entertaining. Central Heated radiator.

Utility Room

1.70m x 1.55m

Plenty of storage space via units which match the kitchen, premium quality Quartz worktops and a 1l sink and hot/cold tap. space for a free-standing washing machine and a separate tumble dryer. Power supply, extractor fan with isolation switch. Double Glazed Composite exterior door to the rear aspect and a Central Heated radiator.

W/C

Features include: tiled walls and floors, a W/C and a wash basin. Central Heated radiator, 'frosted' Double Glazed window to the side exterior and an extractor fan with isolation switch.

Home Office

2.58m x 2.34m

Beautifully presented with premium hardwood flooring and decorative wall panelling. Central Heated radiator, Double Glazed Composite exterior door to the side aspect.

Note: access via the exterior, no internal access. Ideal for privacy while working.

INTERIOR - First Floor

Landing

Central Heated radiator. Loft access and an airing cupboard.

Main Bedroom

4.17m x 4.00m

A very large bedroom which can comfortably support a King-size bed and additional storage units quite comfortably. The room also features fitted wall-length wardrobes and decorative wall panelling. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Features include: a w/c, a wash basin, a shower cubicle with a glass water guard and shower fixture, in addition to premium wall tiling. Central Heated towel rack, a 'frosted' Double Glazed window to the front elevation and an extractor fan complete with isolation switch.

Bedroom Two

3.46m x 3.17m

A spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required. The room also benefits from wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A modern design with premium wall tiling. Features include a w/c, a wash basin and a bathtub. Extractor fan and isolation switch, a Central Heated radiator and Double Glazed 'frosted' windows to the rear elevation

Bedroom Three

2.90m x 2.89m

Another spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required. The room also features 'open-face' fitted wardrobes and decorative wall panelling. Central Heated radiator and Double Glazed windows to the rear elevation.

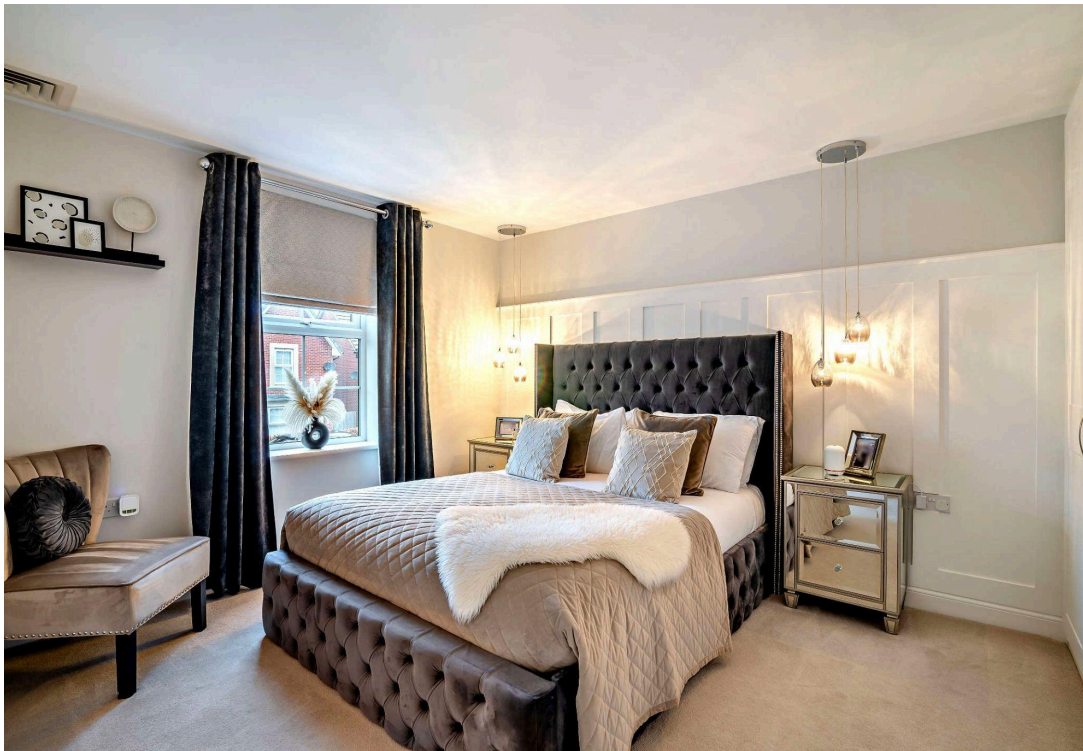
Bedroom Four

3.89m x 2.76m

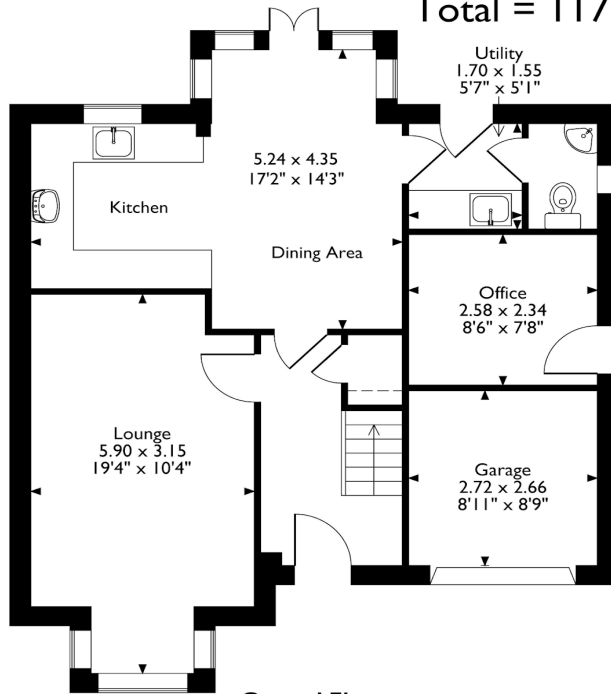
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Disclaimer

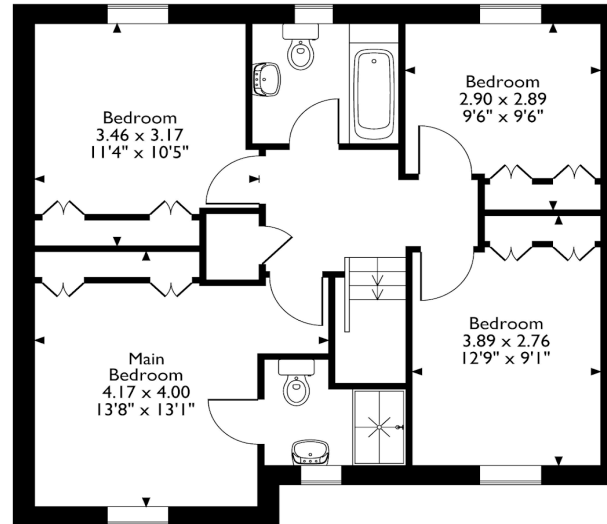
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Grace Causier Street, Methley, Leeds
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Garage = 7 Sq M/75 Sq Ft
 Outside Office = 6 Sq M/65 Sq Ft
 Total = 117 Sq M/1260 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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