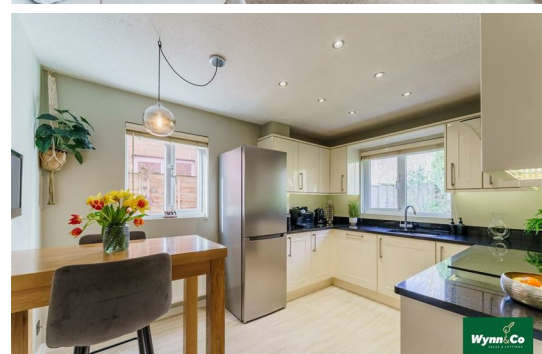
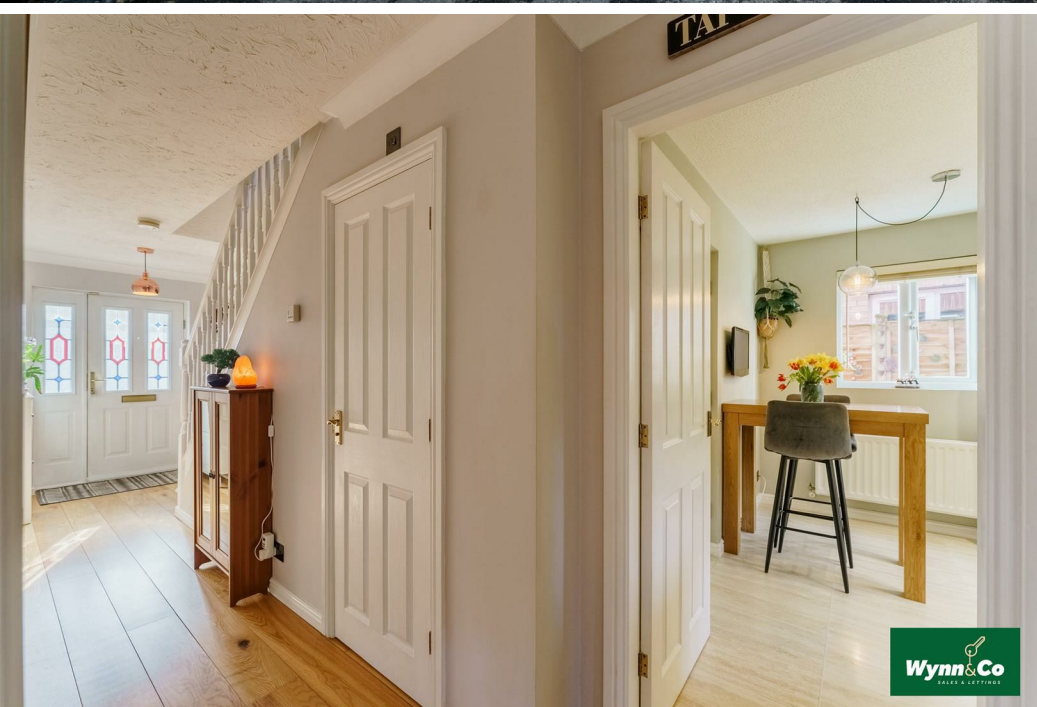




**4 Bed
House - Detached
located in Methley**

6 Longbow Avenue
Methley
Leeds
LS26 9LD



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Asking price £420,000

Wynn & Co Sales and Lettings are delighted to offer for sale this immaculate four bedroom detached family home presented to a high standard with private gardens, double width driveway and integral garage.

Situated in the popular semi rural village of Methley with a good range of local amenities and commuter links close by. The surrounding area consists of natural landscape, lakes, fields and parks for countryside walks. Methley offers access to St Aidan's RSPB for those who love the countryside. Methley has a well regarded Primary school, local GP surgery, pharmacy, post office, small convenience shops, cricket grounds, football and rugby teams, pubs, restaurants and cafes. Perfect for a wide variety of buyers.

The property boast spacious rooms throughout briefly comprising:- entrance hall, cloaks/WC, living room with French doors opening to dining room, and then further external French doors opening onto the garden patio. Kitchen / breakfast room with a separate utility room and access to garage. Stairs and landing then lead to four good sized bedrooms, two of which have fitted wardrobes and one with a fantastic walk-in wardrobe. House bathroom and ensuite shower room.

Externally the property has private lawned gardens, patio/seating areas for outdoor living, double width driveway and an integral garage with additional side access door.

Entrance Hall

Double glazed front entrance door with matching side panel under canopy and opening into a spacious hallway with engineered oak flooring, central heating radiator, doors off to all ground floor rooms and staircase off to first floor accommodation.

Cloaks/WC

Housing a low level WC and wash hand basin in white with splashback tiling, central heating radiator, extractor fan and wood flooring.

Living Room

16'8 10'5

Spacious living room with feature Opti-Mist living effect fire to surround and hearth, central heating radiator and coving to the ceiling. UPVC double glazed windows to the front and side aspects with glazed internal French doors opening to the dining room.

Dining Room

10'5 x 9'5

Engineered oak flooring, central heating radiator, coving to the ceiling and UPVC double glazed French doors opening out on to the garden patio.

Breakfast Kitchen

12'2 x 9'0

Fitted with a range of cream fronted units to both high and low levels complimented with Granite worktops and matching low level splashbacks. Concealed under unit lighting, inset sink unit with groove drainer and chrome mixer tap, ceramic four ring electric hob with electric oven under and extractor hood over, integrated dishwasher and space for fridge freezer. Central heating radiator, spotlights to the ceiling and dual aspect UPVC double glazed windows to both side and rear.

Utility Room

8'3 x 5'0

Fitted with a range of units to both high and low levels complimented with laminate worktops, splashback tiling and inset one and a half bowl sink unit with mixer tap. Plumbing for washer and further space for dryer, wall mounted central heating boiler behind cupboard, rear UPVC double glazed window and external door to garden patio.

Stairs and Landing

Staircase leads off the entrance hall to a spacious central landing area with a storage cupboard and loft access hatch, with drop down loft ladder to boarded storage.

Bedroom One

14'4 x 8'10

Spacious double bedroom with central heating radiator under UPVC double glazed window to the front aspect. Internal door to ensuite shower room and internal door to a fantastic walk in wardrobe with railed hanging space.

Ensuite Shower Room

Furnished with a white suite comprising a shower cubicle set to recess, low level WC and pedestal wash hand basin. Central heating radiator, extractor fan and UPVC double glazed window with frosted glass to the front aspect.



Bedroom Two

10'7 x 8'8

Second double bedroom with fitted/built in double wardrobe, central heating radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

10'6 x 8'4

Third double bedroom with fitted/built in double wardrobe, central heating radiator and UPVC double glazed window to the front aspect.



Bedroom Four

8'7 x 8'5

Currently used as an office / sitting room but great sized fourth bedroom with central heating radiator and UPVC double glazed window to the rear aspect.



House Bathroom

Furnished with a white suite comprising a modern panelled rectangular bath with central tap fittings and shower attachment. Low level WC, pedestal wash hand basin, part tiled to walls, extractor fan and mirror with lighting above. Cylinder/storage cupboard and UPVC double glazed window to the rear aspect with frosted glass.

Exterior

Lawned front garden with mature shrubs along the curved side brick wall boundary. Double width driveway then leads to an integral garage with up and over garage door and side personal door. Side gated access then leads around to a private and mature lawned rear garden with a flagged patio / seating area to the house.

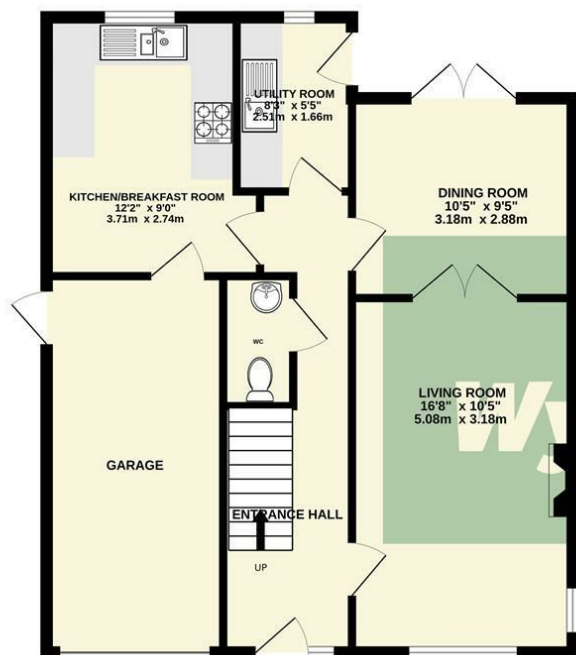




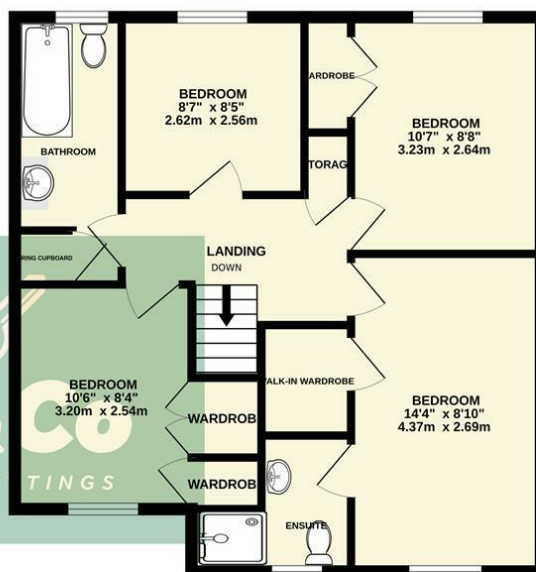
6 Longbow Avenue, Methley, Leeds, LS26 9LD



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



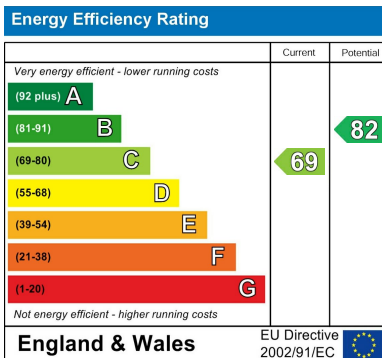
1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

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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DIRECTIONS

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