



**Station Road, Methley Leeds LS26 9ET**



**welcome to**

**Station Road, Methley Leeds**

At a Guide Price of £290,000 - £300,000 this three/four bedroom end town house situated in the POPULAR village of Methley is PERFECT for families and professionals alike. Offering accommodation set over three floors, this home benefits from a driveway and enclosed rear garden. Contact us to view!



**Entrance Hall**

**W.C**

**Dining Room**

12' 6" max x 12' max ( 3.81m max x 3.66m max )

**Dining Kitchen**

12' 6" max x 11' 8" max ( 3.81m max x 3.56m max )

**Lounge/Bedroom**

12' 6" max x 11' 8" max ( 3.81m max x 3.56m max )

**Family Bathroom**

**Bedroom Three**

12' 6" max x 10' 10" max ( 3.81m max x 3.30m max )

**Bedroom One**

12' 6" max x 11' 8" max ( 3.81m max x 3.56m max )

**En-Suite**

**Bedroom Two**

12' 6" max x 7' max ( 3.81m max x 2.13m max )

**Exterior**



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Station Road, Methley Leeds

- Guide Price £290,000-£300,000
- Modern End Town House
- Three / Four Bedrooms
- Accommodation Over Three Floors
- Driveway & EV Charging Point

Tenure: Freehold EPC Rating: B

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CAF113581 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



10 Bank Street, CASTLEFORD, West Yorkshire,  
WF10 1HZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**