

Station Road, Methley Leeds LS26 9ET

welcome to

Station Road, Methley Leeds

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. Furniture included at guide price - 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





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- **GUIDE PRICE £280,000 £290,000**
- Modern End Town House
- Three / Four Bedrooms
- **Accommodation Over Three Floors**
- Driveway & EV Charging Point

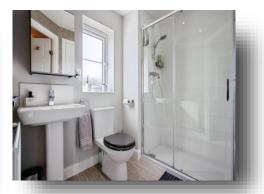
Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£280,000 - £290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113581



Property Ref: CAF113581 - 0008 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 quidance 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.



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