



**Minett Court, Methley Leeds LS26 9BF**

**welcome to**

**Minett Court, Methley Leeds**

A FOUR-bedroom SEMI DETACHED home set over THREE STOREYS in DESIRABLE VILLAGE. Features a bright OPEN PLAN lounge-diner with FRENCH DOORS to the garden, modern fitted kitchen, MASTER EN SUITE ROOM family bathroom, DRIVEWAY for TWO CARS, and GARAGE with EV charging! PERFECT FOR FAMILIES!



## **Entrance Hall**

## **W.C**

## **Lounge/ Dining Room**

15' x 21' ( 4.57m x 6.40m )

## **Kitchen**

12' x 8' ( 3.66m x 2.44m )

## **First Floor Landing**

## **Bedroom One**

12' 3" x 15' ( 3.73m x 4.57m )

## **En Suite**

## **Bedroom Two**

15' 1" x 9' 5" ( 4.60m x 2.87m )

## **Second Floor Landing**

## **Bedroom Three**

12' 2" x 15' 1" ( 3.71m x 4.60m )

## **Bedroom Four**

8' 4" x 14' 4" ( 2.54m x 4.37m )

## **Rear Garden**

## **Garage**

with EV charging point



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welcome to

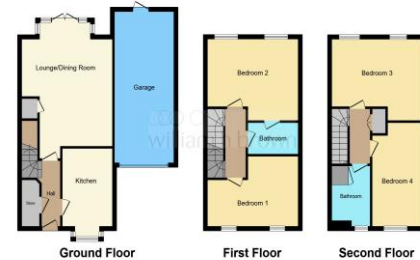
## Minett Court, Methley Leeds

- \*\* GUIDE PRICE £330,000 - £340,000 \*\*
- FOUR Bedroom, SEMI DETACHED Home
- DRIVEWAY and GARAGE
- EV Charging
- MASTER EN SUITE Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£330,000 - £340,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built-in areas, overhangs and enclosures) are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must make enquiries with respect thereto. Powered by www.floorplans.com



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Property Ref:  
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