



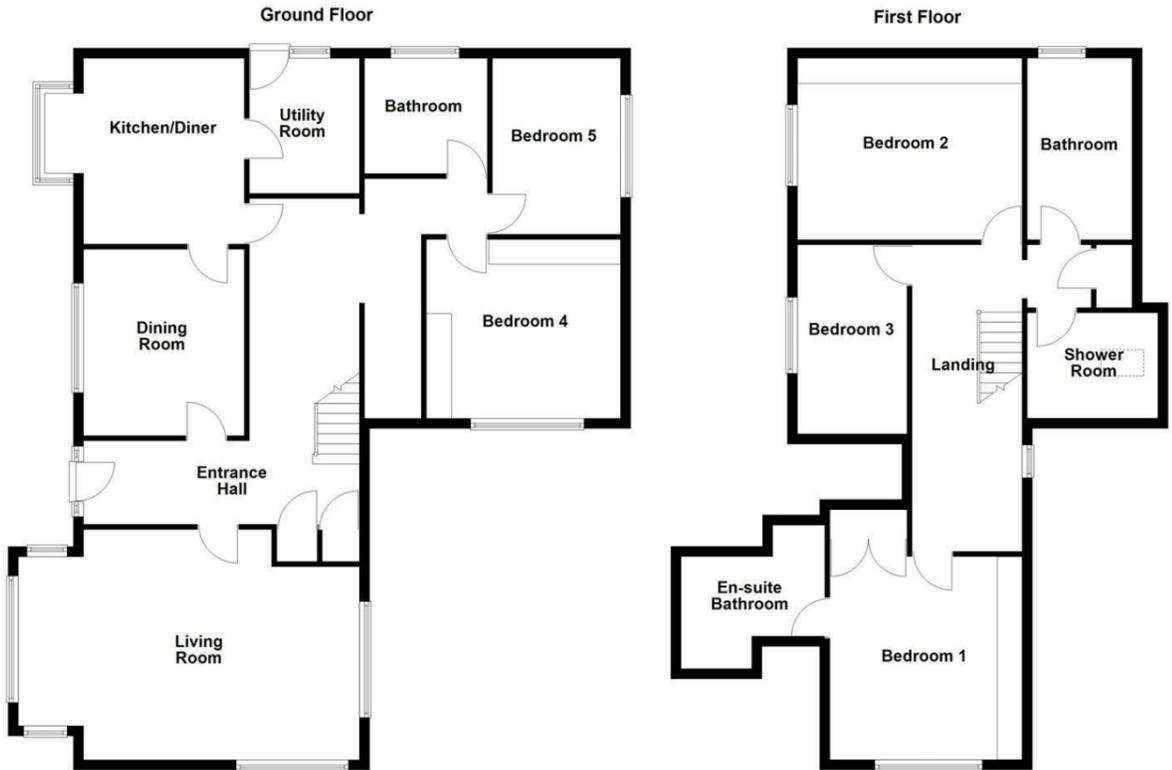
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12 Leeds Road, Methley, Leeds, LS26 9EQ
For Sale By Modern Method Of Auction Freehold Starting Bid £520,000

For sale by Modern Method of Auction; Starting Bid Price £520,000 plus reservation fee. Subject to an undisclosed reserve price.

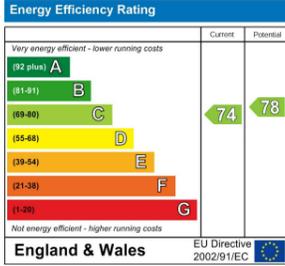
NO CHAIN. Set within a substantial plot, this impressive five-bedroom detached family home offers generous living space, ample off-road parking, and excellent privacy. The property also benefits from, air conditioning, solar panels, and a gas heating pump.

The property is accessed via a welcoming entrance hall which leads to a spacious living room featuring a marble fireplace, bay window, and triple aspect views. Adjacent is a formal dining room with direct access to the fitted kitchen. The kitchen benefits from a separate utility room providing additional workspace and storage. The ground floor also includes two double bedrooms, a stylish three piece bathroom suite, and two built in cloakroom cupboards. A staircase rises to the first-floor galleried landing, currently used as an office area, featuring an attractive archway. The first floor offers three further double bedrooms, a contemporary three piece shower room, a separate three piece family bathroom, and a useful storage cupboard. The principal bedroom includes fitted wardrobes and a private en suite bathroom, while bedroom two also benefits from fitted wardrobes along one wall.

The generous front garden is laid mainly to lawn with a central paved pathway, enjoying open views to the front of the home. Externally, the property's rear is fully enclosed with double timber gates providing access to the secure driveway and garage. Mature hedges ensure complete privacy, with steps leading up to a paved seating area, perfect for relaxation. Additional features include a timber shed and a side gate connecting to the landscaped front garden.

Located in the sought after village of Methley, the property is conveniently close to local amenities, well regarded schools, and excellent transport links, including easy access to Leeds, the M62 motorway, and beyond. This quality home must be viewed early to fully appreciate the space, setting, and exceptional features it offers.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall where there is two frosted UPVC double glazed window panels, three central heating radiators. Doors to two cloakroom cupboards, the living room, dining room, kitchen, bedrooms four and five, and the downstairs bathroom.

LIVING ROOM

14'11" x 22'8" [4.57m x 6.93m]

UPVC double glazed windows to the front, side and rear, two central heating radiators, air-conditioning unit built into the ceiling, marble hearth with matching interior, marble decorative surround and an inset gas fire.

DINING ROOM

12'0" x 10'6" [3.68m x 3.22m]

UPVC double glazed window to the front, coving to the ceiling, ceiling fan, access into the kitchen.



KITCHEN

12'0" x 13'3" [max] x 10'5" [min] [3.66m x 4.06m [max] x 3.18m [min]]

UPVC double glazed bay window to the front, spotlights, door into the utility room. A range of wall and base units with laminate work surfaces and tiled splashback, integrated twin oven and grill, four ring ceramic hob with cooker hood above, space for a freestanding fridge/freezer, 1 1/2 ink and drainer with mixer tap.

UTILITY ROOM

7'1" x 8'9" [2.17m x 2.67m]

UPVC double glazed side entrance door, frosted UPVC double glazed window to the side, coving to the ceiling. Fitted with a range of wall and base units with laminate work surface over and tiled splashbacks, sink and drainer with mixer tap, plumbing and drainage for a washing machine and dishwasher, space for a tumble dryer.

BEDROOM FOUR

12'6" x 11'6" [3.83m x 3.53m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, two fitted wardrobes with mirrored sliding doors, overhead storage cupboards, bedside drawers.

BEDROOM FIVE

8'3" x 11'4" [2.54m x 3.47m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

DOWNSTAIRS BATHROOM

7'4" x 7'9" [2.24m x 2.38m]

Frosted UPVC double glazed window to the side, extractor fan, coving to the ceiling, half tiled walls, fully tiled floor. Comprising a three piece suite with a specially adapted bath with entry door and curved glass shower screen, mixer tap and separate shower over, low flush W.C., hand wash basin with twin taps set into a laminate worktop.



FIRST FLOOR LANDING

UPVC double glazed window to the rear, coving to the ceiling, loft access, central heating radiator. Doors to three bedrooms, the shower room, the family bathroom and a storage cupboard.

BEDROOM ONE

12'5" x 14'2" [max] x 12'5" [min] [3.80m x 4.33m [max] x 3.80m [min]]

UPVC double glazed window to the side, central heating radiator, a range of fitted furniture including wardrobes, storage cupboards, drawers and a dressing table. Door into the en suite bathroom.



EN SUITE BATHROOM

7'10" x 7'3" [2.40m x 2.22m]

Central heating radiator, extractor fan, half tiled walls. Low flush W.C., pedestal wash basin with taps, and a panelled bath with mixer shower over and glass shower door.

BEDROOM TWO

10'0" x 14'6" [3.06m x 4.43m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes to one wall.

BEDROOM THREE

12'2" x 6'11" [3.71m x 2.11m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

SHOWER ROOM

8'5" x 6'1" [2.59m x 1.86m]

Timber double glazed Velux window, spotlights, electric ceiling-mounted heater, fully tiled. Shower cubicle with glass sliding doors with jacuzzi jets and a pull out shower attachment and a built in seat, low flush W.C., high gloss vanity units with laminate worktops, inset sink with mixer tap.



BATHROOM

11'11" x 6'10" [3.65m x 2.09m]

Frosted double glazed window to the side, central heating radiator, part tiled walls. A three piece suite with a sunken panelled bath, mixer tap and shower attachment, low flush W.C., wash basin set into a tiled work surface with twin taps.

OUTSIDE

The property occupies a larger-than-average plot with an attractive front garden laid to lawn, featuring planted borders and a central paved pathway leading to the recessed porch. The property enjoys far-reaching, open-aspect views to the front. To the rear, double timber gates provide access to a concrete driveway offering off road parking

for several vehicles, leading to an integral double garage with manual up and over door. A timber gate provides access to the enclosed paved patio area bordered by conifer hedges—ideal for outdoor dining and entertaining. There is an outside light on a sensor and steps leading past a pebbled border to a second paved seating area, accessible from the utility door.



COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.