


**Newmarket Lane, Methley Leeds LS26 9DP**

william h brown

***welcome to***

## Newmarket Lane, Methley Leeds

Beautifully presented two-bedroom cottage-style terrace in sought-after Methley village. Featuring a log burner, modern kitchen diner, solar panels, front and rear gardens and excellent commuter links to Leeds and Wakefield. Ideal first-time buyer home.













**Buffer Garden**
**Lounge**
13' 8" x 12' 9" ( 4.17m x 3.89m )
**Kitchen/Diner**
9' 8" x 9' 9" ( 2.95m x 2.97m )
**Bedroom One**
9' 9" x 9' 9" ( 2.97m x 2.97m )
**Bedroom Two**
8'  x 13' 7" ( 2.44m x 4.14m )
**House Bathroom**
**Rear Garden**
shared access

**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

*welcome to*

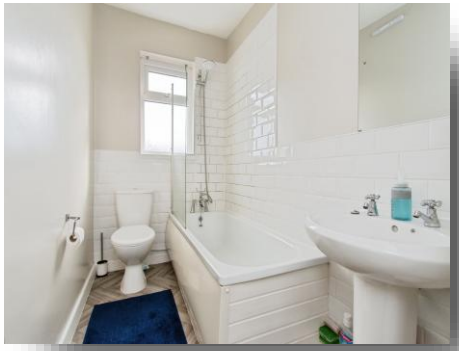
# Newmarket Lane, Methley Leeds

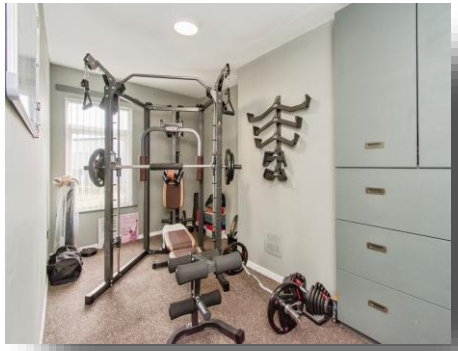
- Characterful 2 bedroom cottage terrace
- Log Burning Stove
- Modern Kitchen Diner
- Solar Panels
- Private Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

## £150,000











Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/CAF114420

The Property Ombudsman

Property Ref:
CAF114420 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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