

Church Lane, Methley, Leeds

Desirable location | Excellent commuter links and access to amenities | High specification upgrades throughout | Bi-fold doors | Entertainment area to the rear | En-suite facilities | Log burner | Combi boiler

5 Bedroom Semi Detached House | Asking Price: **£450,000**

Rosedale
& Jones

Church Lane, Methley, Leeds

DESCRIPTION

An extended and immaculately presented, modern family home. Situated within a very popular and well regarded part of Leeds, which enjoys rural tranquillity, valuable amenities and excellent commuter links. Viewings are highly recommended.

Key Features

- Desirable location
- Excellent commuter links and access to amenities
- High specification upgrades throughout
- Bi-fold doors
- Entertainment area to the rear
- En-suite facilities
- Log burner
- Combi boiler
- Integral garage



LOCATION

Church Lane in Methley is a charming village location that beautifully combines history, natural beauty, and modern convenience. With landmarks like St Oswald's Church and the surrounding countryside alongside the River Aire, it offers a peaceful escape from city life. Despite its rural feel, Methley benefits from excellent travel links to Leeds and nearby towns, making commuting straightforward. Local amenities, including shops, schools, and leisure facilities, provide everything needed for day-to-day living, while the area's friendly, established community adds to its welcoming atmosphere. Methley is an ideal choice for those seeking a balance of tranquillity, connectivity, and modern comforts.

EXTERIOR

Front

Very low maintenance, with decorative stone and light floral borders. Plenty of off-street parking is available on the driveway, which can accommodate three vehicles in addition to one more within the integral garage.

Rear

A large landscaped rear garden, complete with a grass lawn, play area for the kids and a fabulous covered entertainment space, which can support a seating area, a Bar, a Pizza Oven and a BBQ! An ideal place to enjoy gatherings with friends and family throughout the year. A raised patio area also offers space for additional furniture.

INTERIOR - Ground Floor

Entrance

Well presented. Premium tiled flooring and an upgraded Central Heated radiator.

Lounge

4.01m x 4.01m

The room can easily accommodate a selection of furniture layouts as required. Features include: a log burner, fitted storage units, high ceilings and premium quality flooring. Premium Central Heated radiator and Double Glazed windows to the front aspect.

Kitchen / Dining Area / Snug

7.80m x 6.92m

This luxurious and very spacious room is one of the most sought after features of any modern executive home. The open plan design features a kitchen which offers plenty of storage capacity, fully fitted units with 'soft close' draws and a 2l double 'Belfast' sink, complete with brass taps and an upgraded 'ready to go' boiling water tap. Premium quality Quartz worktops, a central island unit complete with fitted storage and premium standard flooring throughout the ground floor. Supported appliances include: a freestanding American fridge freezer, a built-in microwave oven and a freestanding range cooker with six gas 'ring' hobs. The space can comfortably accommodate an eight seated dining table and chairs and also benefits from a generous snug, which enjoys garden views via the Double Glazed Bi-Fold doors. Premium Central Heated radiator, synchronised plinth heater and two Double Glazed Skylights. Note: Internal access to the garage which supports a washing machine and a tumble dryer.

W/C

Premium quality tiling, a w/c and a wash basin. Central Heated towel rack and a 'frosted' Double Glazed window to the side aspect.

INTERIOR - First Floor

Landing

Spacious, bright and well presented.

Bedroom One

3.95m x 3.32m

High ceilings, an original 'decorative' fireplace feature and plenty of space for a double bed with storage units. Premium standard Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

3.58m x 2.74m

Suitable for a double bed and some associated furniture, as preferred. Premium standard Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

An exquisite modern bathroom installation, complete with premium quality tiling, a luxurious 'Heritage Grand Buckingham Roll Top Cast Iron Bath', complete with handheld shower fixture and a separate walk-in shower cubicle with a 'rain' shower head and a glass water-guard. Additional features include: a w/c, 'his and hers' wash basins with under-unit storage built in. An upgraded Double Glazed smart glass 'opaque' window to the rear elevation, an extractor fan and a Premium standard Central Heated 'chrome' towel rack.

Bedroom Three

4.10m x 2.15m

Another double bedroom with space for some associated furniture, as preferred. This room also enjoys a walk-in wardrobe and ensuite facilities. Premium standard Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Premium quality tiled flooring, a standing shower with glass water guard, a w/c and a floating wash basin. Central Heated 'chrome' towel rack and a 'frosted' Double Glazed window to the rear elevation. Extractor fan.

Bedroom Four

2.40m x 1.76m

Suitable for use as a single bedroom or a home office. Premium Central Heated radiator and Double Glazed windows to the front elevation.

INTERIOR - Second Floor

Bedroom Five

4.90m x 2.20m

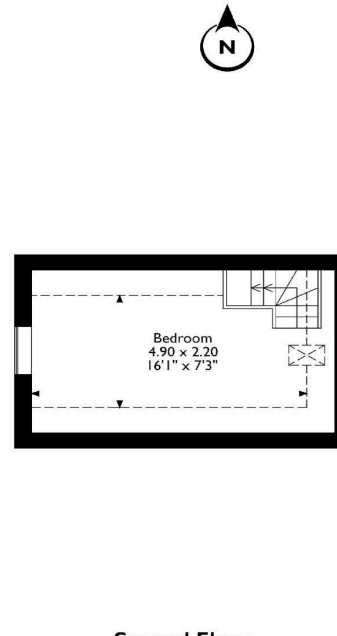
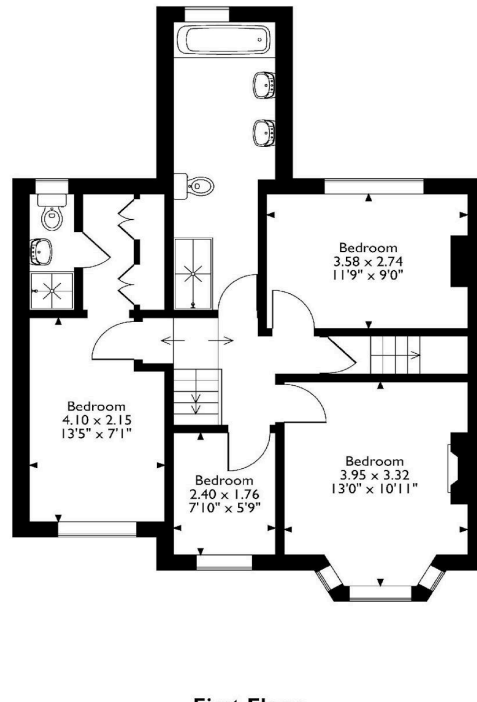
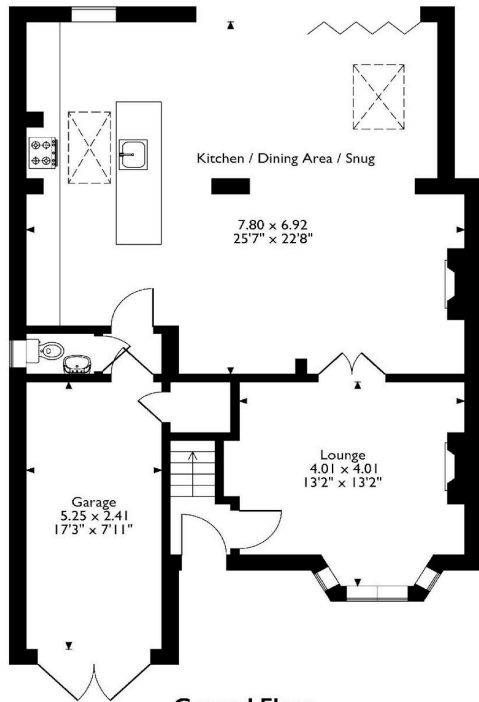
Large enough to support a double bed, with built-in storage units and eves storage is also available. Premium standard Central Heated radiator. Double Glazed window to the rear elevation and a Double Glazed Velux window to the front elevation.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for.



Church Lane, Methley, Leeds
Approximate Gross Internal Area
158 Sq M/1701 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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