



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

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



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114489 - 0003

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william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)