



Leeds Road | Methley | LS26 9EQ

£425,000

Four bedroom semi-detached | Council Tax Band C | EPC Rating D

Emsleys | estate agents

***IMMACULATE THROUGHOUT. FAR REACHING VIEWS. TASTEFULLY EXTENDED. ***

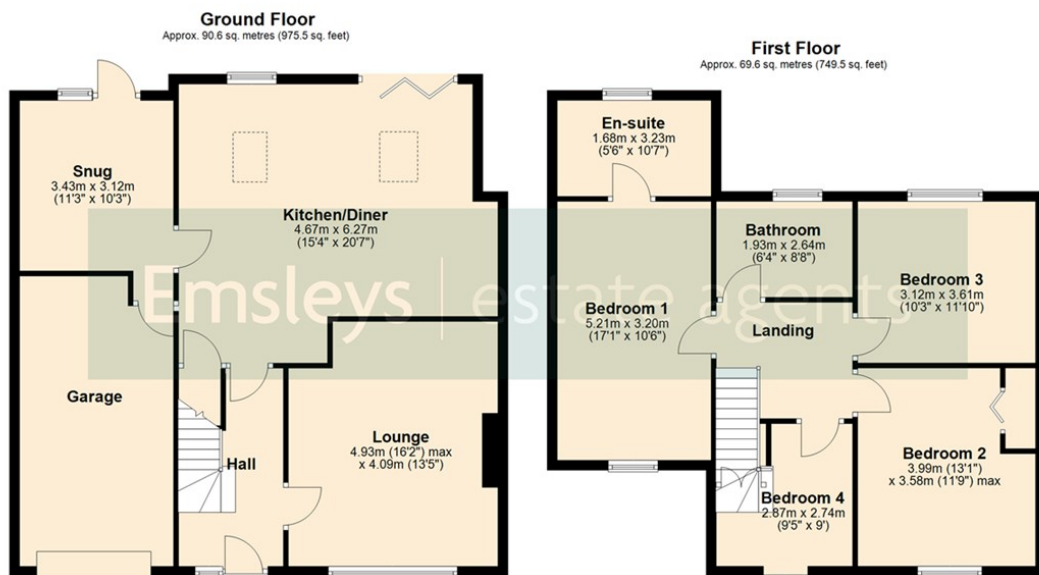
This extended four-bedroom semi-detached house is offered for sale in Methley, a village positioned between Leeds and Castleford and known for its access to green spaces and riverside walks. The property enjoys a sought after location within reach of local amenities, schools and countryside.

Internally, the house provides two reception rooms. The main reception features a fireplace, creating a defined living area. The second reception room benefits from a garden view and direct access to the garden, offering a versatile family or entertaining space. The open-plan kitchen includes a kitchen island and dedicated dining space, providing a central hub for day-to-day living and social gatherings. There are two bathrooms, serving the four bedrooms with the en-suite having both a shower and bath. Outside, the property includes a garden, off-street parking and a single garage, supporting both family living and storage requirements.

Methley offers a range of local facilities including primary schooling, village shops and access to nearby open countryside and riverside paths along the River Aire and Calder. Rothwell and Castleford are a short drive for wider shopping and leisure options. Public transport links are accessible, with nearby Woodlesford and Castleford railway stations providing regular services to Leeds, Wakefield and beyond. Journey times to Leeds by train are typically around 10–15 minutes from Woodlesford and around 15–20 minutes from Castleford, making the area suitable for commuters. Road links via the M62 and A1/M1 link roads place regional centres such as Leeds, Wakefield and Pontefract within convenient driving distance.







Total area: approx. 160.3 sq. metres (1725.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents