



**Low Common  
Methley  
Leeds  
West Yorkshire  
LS26 9AF**

**Offers In Excess Of £185,000**

**bettermove**

## Low Common Leeds

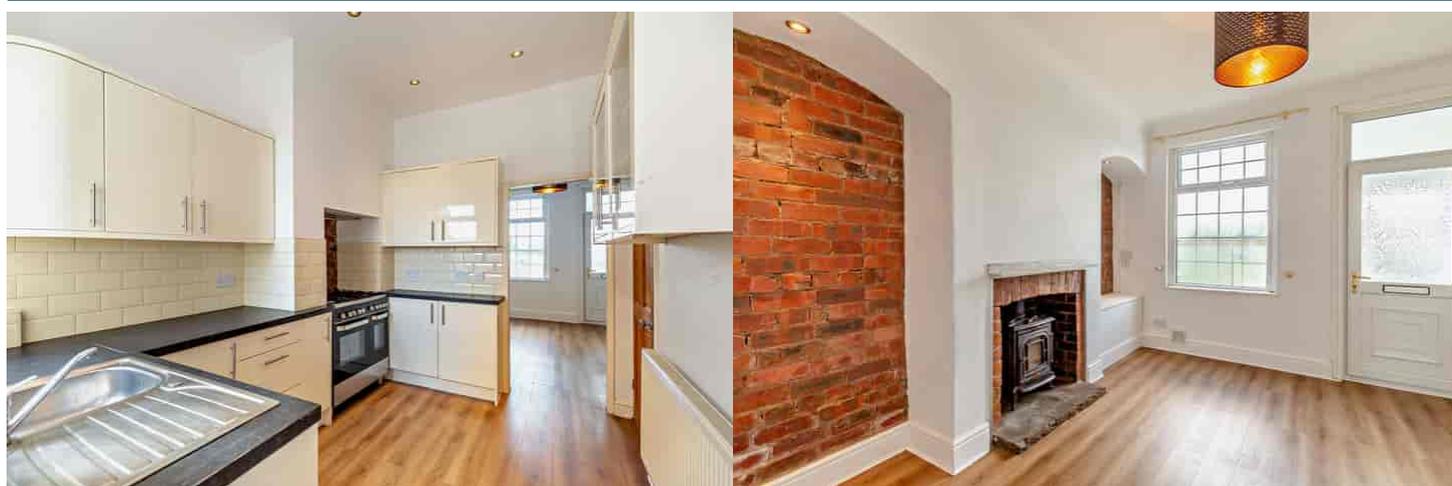
Bettermove are proud to present this 2 bedroom terraced in Methley, Leeds.

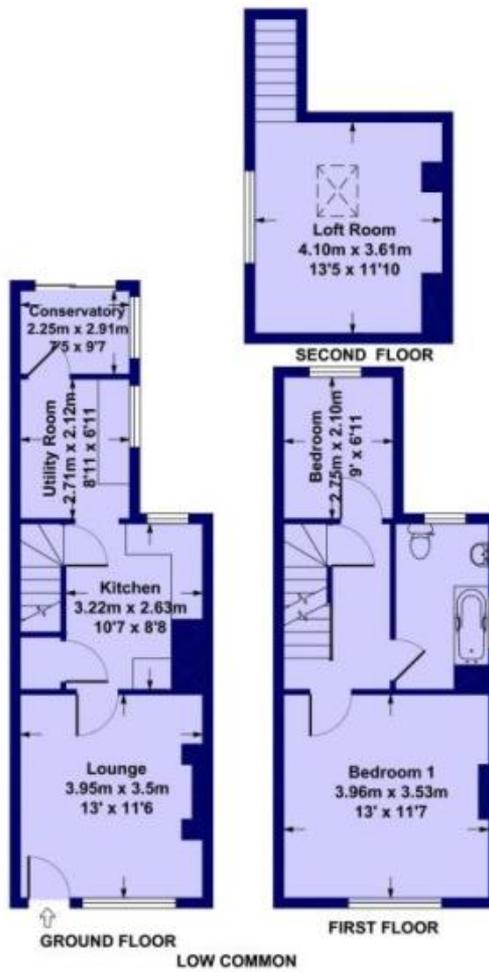
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and conservatory on the ground floor. The first floor consists of 2 bedrooms and the family bathroom, with a loft room on the second floor. The exterior boasts an enclosed rear garden, perfect for enjoying the summer months.

Located in the popular town of Methley, Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Castleford train station and a range of bus routes, with quick access to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





APPROX. GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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