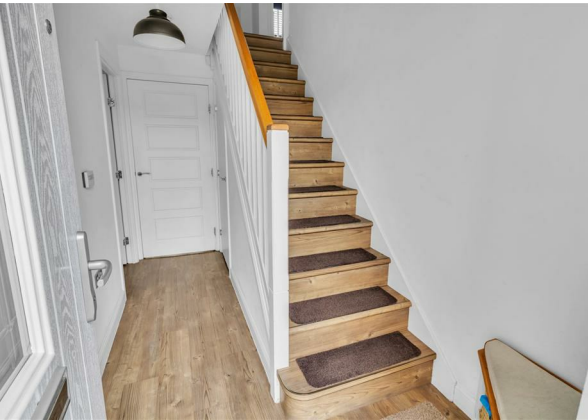


**Hyatt Garth, Methley, Leeds, LS26, Leeds, West Yorkshire, LS26 9FH**  
**Offers Over £400,000**  
**Council Tax Band: E**



OPEN HOUSE ESTATE AGENTS SOUTH LEEDS are proud to offer for sale this beautifully presented Four Bedroom Detached Family Home located on a desirable modern development within the sought after village of Methley.

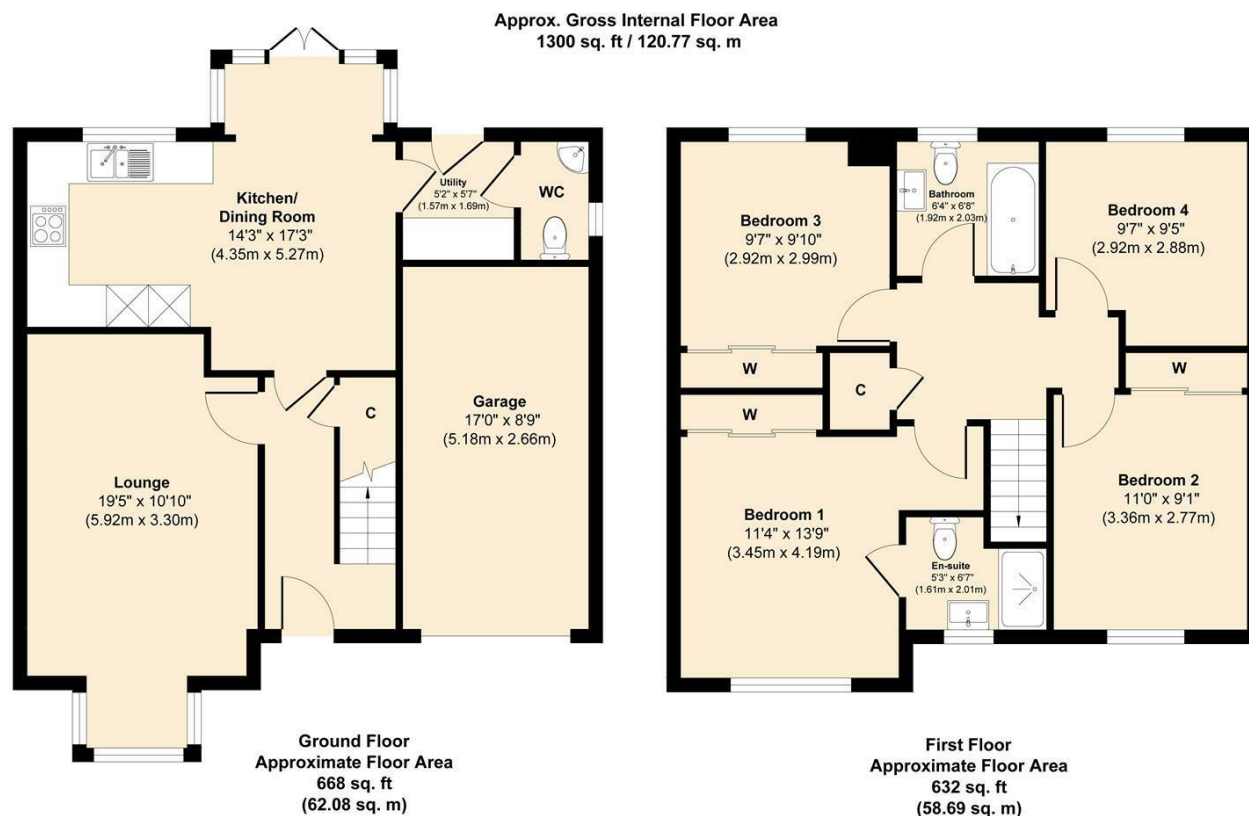
This Property boasts Four Double and well proportioned Bedrooms, as well as having been upgraded by the current owners when purchased from new with High End Wood Flooring throughout both floors, as well as full floor to ceiling tiling in both the Family Bathroom and Ensuite.

This Fantastic Family Home also has a larger than average Garden Plot, boasting one of the larger Gardens in the estate, with an unobstructed view of the Communal Greenspace to the Front.

The Property briefly comprises:



Open House Huddersfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.