

BATHROOM TWO

2.74m x 2.82m (9'0" x 9'3") overall Narrowing to 2.08m (6'10")

Having tiled walls and three piece white suite comprising shaped bath with shower above, contemporary sink with cupboards and drawers under, low flush w.c., heated towel rail, double glazed window, tiled floor.

TO THE OUTSIDE

Gravelled forecourt providing parking for several vehicles. Side path leads round to a beautiful enclosed and sheltered rear garden, landscaped and private being part paved, ideal seating area for entertaining and 'al-fresco' dining with fitted bar area, pond, lawn, herbaceous borders, garden shed. Outside w.c. with wash basin



COUNCIL TAX

Band D (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC		



Aberford ~ 9 Raper View, LS25 3AF

An internal inspection is strongly recommended to fully appreciate this substantially extended and beautifully presented 3/4 bedroom detached family home occupying a cul-de-sac location within the village, well placed for easy access to the A1(M) and surrounding business centres.

- Versatile accommodation including potential self contained annexe
- Three further bedrooms
- Two bathrooms and en-suite shower
- Stunning 26 kitchen with living/dining area with bifold doors to rear garden
- Centrally heated and double glazed
- Private landscaped gardens to rear ideal for entertaining



2 Recep 4 Beds 2 Bath 1 En-suite

£475,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

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ABERFORD

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses and Becca Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes. Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.



DIRECTIONS

From Wetherby proceeding south down the A1 to the York Road junction. Take the slip road to the roundabout and take the fourth exit towards Barwick in Elmet and Leeds. First left towards Aberford. Entering the village proceed along Main Street, turning left into Field Lane, left into Raper View where the property is situated directly in front.

THE PROPERTY

A much improved and tastefully appointed 3/4 bedroom family home benefiting from gas fired central heating and double glazed windows, the accommodation worthy of an early internal inspection to be fully appreciated comprises :-

GROUND FLOOR

ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

With radiator, ceiling cornice, recess ceiling lighting, staircase to first floor, understairs cupboard.

LOUNGE

4.37m x 3.58m (14'4" x 11'9")
With double glazed window to front, radiator, ceiling cornice, two wall light points.



STUNNING OPEN PLAN LIVING/DINING KITCHEN

8.05m x 3.78m (26'5" x 12'5")
With comprehensively fitted kitchen with range of modern wall and base units including cupboards and drawers, granite worktops and upsatnds,underset sink and mixer taps, integrated appliances including dishwasher, washing machine, tall fridge and seperate freezer, steam oven, microwave oven/grill, double oven 5 ring gas hob, two contemporary vertical radiators, recessed ceiling lighting, under unit lighting and kick board lights. Tiled floor extending through to the rear living/dining area with bi-fold doors to the rear garden, double glazed windows to three sides as well as 3 velux windows for added natural light, supplementary wall heater .



UTILITY ROOM

2.74m x 2.84m (9'0" x 9'4")
Double glazed window to rear, radiator, worktops, sink with cupboard under, plumbed for automatic washing machine, fitted shelving.

BEDROOM ONE

3.61m x 3.18m (11'10" x 10'5")
Double glazed window to front, radiator.



BEDROOM TWO

3.15m x 2.67m (10'4" x 8'9") plus window recess
Radiator.



SITTING ROOM

4.88m x 2.9m (16'0" x 9'6")
Double glazed window and door to rear garden, vaulted ceiling with recess ceiling lighting, radiator.

BATHROOM

Tiled walls, three piece white suite comprising panelled bath with shower above, pedestal wash basin, low flush w.c. chrome heated towel rail, tiled floor.



AGENTS NOTES

The above bedroom/sitting room/bathroom comprise an ideal annexe for dependant relatives or teenage family member.

FIRST FLOOR

LANDING

Velux window

BEDROOM THREE

4.93m x 3.2m (16'2" x 10'6")
Double glazed window to front, recess ceiling lighting, access to storage cupboard and loft space with central heating boiler.



EN-SUITE SHOWER

Wash hand basin and w.c., tiled walls, heated towel rail, extractor fan.

BEDROOM FOUR/STUDY

3.05m x 2.67m (10'0" x 8'9") Double glazed window to front, fitted wardrobes, dressing table and drawers, open shelving, radiator.

