



BEDROOM FOUR

10' 9" x 8' 8" (3.28m x 2.64m)
 With Velux window to rear, useful eaves storage, radiator.
TO THE OUTSIDE

Block paved driveway to front providing off-street parking and serving access to :-

INTEGRAL GARAGE

17' 10" x 8' 10" (5.44m x 2.69m)
 With electric up and over door, wood laminate floor, light and power laid on. Telephone socket.

GARDENS

A neat parcel of lawn to front with flower borders behind stone wall. The rear garden which comprises level lawn with fenced perimeter and stone flagged patio area with direct access off the breakfast kitchen. Outside water tap, base for garden shed to side.



COUNCIL TAX

Band E (from internet enquiry).and (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.

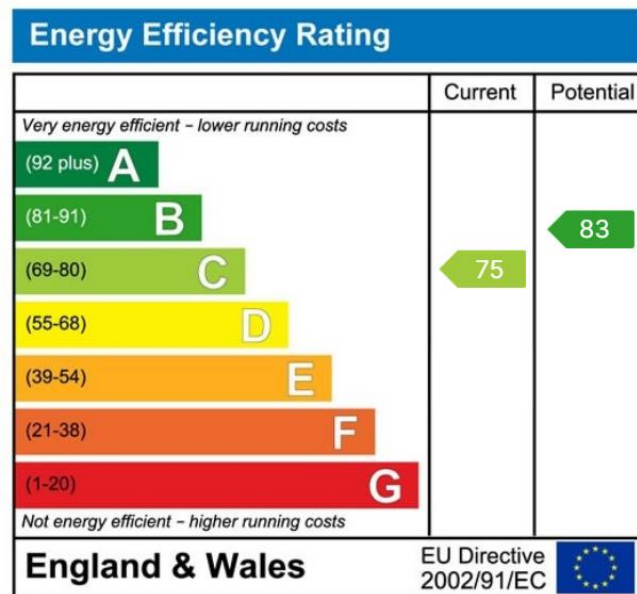
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2024



Aberford ~ 1 Beckside, LS25 3DD

A modern four-bedroom semi-detached family home of attractive stone construction located in this popular and highly regarded cul-de-sac within the heart of Aberford village. Enjoying open adjoining countryside and running beck to the bottom of the garden.

- Four-bedroom semi-detached house
- Master bedroom with en-suite shower facility
- Breakfast kitchen, separate diner
- Utility, downstairs w.c
- Well-presented throughout
- Competitively priced with motivated seller
- No onward chain

£400,000 PRICE REGION FOR THE FREEHOLD



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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, Becca Hall and Parlington 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 along the A1. After approximately 8 miles take the A64 slip road towards Leeds. Immediately over the flyover bear left towards Aberford. Travelling through the village along the Main Street pass the village hall on your left hand side then turn right onto Backside and the property is on the left hand side identified by a Renton & Parr for sale board.



THE PROPERTY

An attractive and well presented modern four bedroom semi-detached family home built approximately 15 years ago, the property benefits from open plan living kitchen/diner, double glazed wooden frame windows and gas fired central heating. In further detail giving approximate room dimensions comprises :-

GROUND FLOOR

Light and open entrance hall that flows through into breakfast kitchen at the back. Access gained via hardwood front door, double glazed window to side, staircase to first floor, double radiator.

DOWNSTAIRS W.C.

Low flush w.c., corner wash hand basin with tiled splashback, radiator, extractor fan.

LOUNGE

17' 1" x 11' 5" (5.21m x 3.48m)
With double glazed frame, window to front aspect, attractive limestone fireplace with electric fire, T.V. aerial, radiator, telephone point.



BREAKFAST KITCHEN

18' 4" x 10' 5" (5.59m x 3.18m)



A light and open room with double patio doors to rear, kitchen area comprising a range of wall and base units, cupboards and drawers, laminate work top with peninsular and work top overhang creating breakfast bar, integrated appliances include Neff cooker with microwave above, inset stainless steel sink unit with mixer tap and drainer,

Neff five ring gas hob with extractor hood, space for dishwasher, integrated fridge freezer. LED ceiling spotlights, wood effect laminate floor covering that flows through a large opening into :-

DINING ROOM

10' 2" x 9' 6" (3.1m x 2.9m)
Having dual aspect with double glazed wooden frame windows to rear and side elevation, ample space for dining table and chairs, radiator.



UTILITY

With fitted wall and base units, laminate work top, space and plumbing for automatic washing machine and tumble dryer, single radiator, glazed hardwood door to rear garden, extractor fan, part tiled walls, internal door leading to :-

FIRST FLOOR

SPLIT LANDING

Loft access hatch. Boarded loft for storage.

BEDROOM ONE

12' 3" x 9' 10" (3.73m x 3m)
With double glazed window to rear elevation, radiator, T.V. and telephone points.



EN-SUITE SHOWER

A modern white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with wall mounted thermostatically controlled shower bar, tiled walls and part tiled walls, chrome ladder effect heated towel rail, LED ceiling spotlights, extractor fan, double shaver socket.

BEDROOM TWO

10' 4" x 9' 10" (3.15m x 3m)
With double glazed window to front aspect, single radiator.



HOUSE BATHROOM

A white suite comprising low flush w.c., pedestal wash basin, 'p' shaped bath with wall mounted electric Triton shower and shower screen above, part tiled walls and matching floor tiles, double glazed window to side and Velux to front, LED ceiling spotlights, extractor fan, double shaver socket.



BEDROOM THREE

19' x 8' 8" (5.79m x 2.64m) overall
With double glazed window to rear and side elevation, double radiator, useful eaves storage.