



I St. Johns Close, Aberford, Leeds, LS25 3BP

A tastefully appointed four bedroom detached family home with parking, garage and enclosed rear gardens set within a quiet cul de sac location within this popular village.

28 Market Place, Wetherby, West Yorkshire, LS22
6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk



1 St. Johns Close, Aberford, Leeds, West Yorkshire, LS25 3BP

Guide Price: £400,000

- Detached family home
- Three reception rooms
- Modern kitchen
- Four family bedrooms
- House bathroom
- Garage and ample parking
- Front and rear gardens



General remarks

Offered to the market for the first time in 50 years is this immaculate four bedroom detached family home, which benefits from comprehensive PVCu double glazing and gas fired heating.

A welcoming and spacious reception hall with double fitted cupboard and guest cloak room leads to a generously proportioned bay fronted sitting room with feature gas fireplace. Glazed double doors open through to a dining room with an adjoining garden room which provides direct access to the rear garden.

A stylish and well-equipped kitchen features a range of cream shaker style wall and base units and a comprehensive range of integrated appliances. There is a side external door providing access to the driveway and garage.

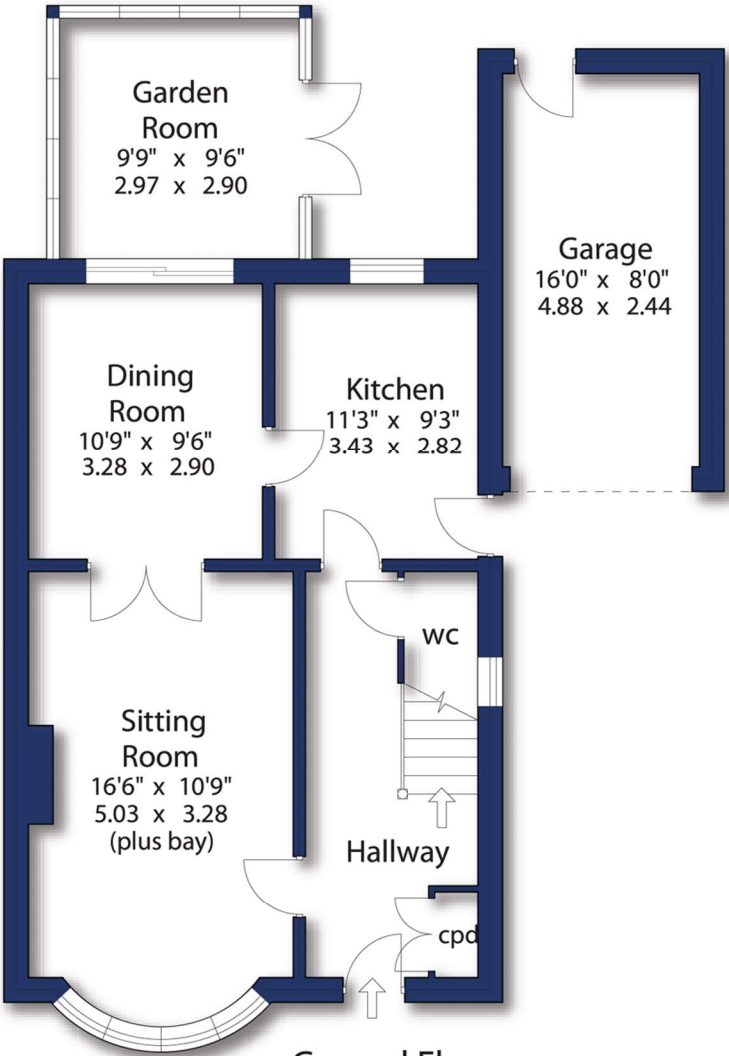
At first floor level are four family bedrooms, the largest of which has fitted wardrobes. The bedrooms are served by a family bathroom with three piece suite.

Externally at the front are beautifully maintained lawned gardens, mature planting and paved area leading to the front door. A side driveway provides off-road parking for several vehicles and leads to a single garage with up and over door with light, power, water and electric. The current owners have a utility area in the garage and a rear door provides access to rear garden areas.

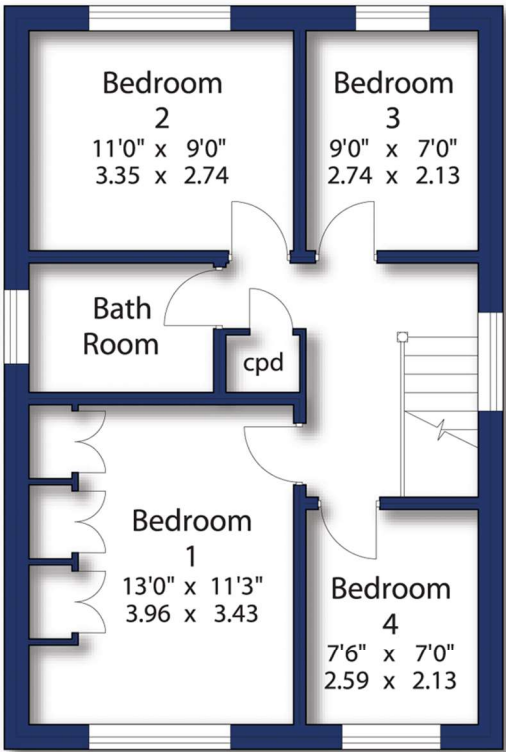
To the rear are fully enclosed gardens which are predominately laid to lawn with planted borders. A paved patio seating area can be accessed from the aforementioned garden room and is the perfect space for al fresco entertaining.

Aberford continues to attract discerning family buyers as a result of its unrivalled local road links with West and North Yorkshire and the major commercial centres of Leeds and York. The village itself has a proud and thriving community spirit based around its heritage, the highly regarded local primary school and public house. A wider range of shopping facilities can be found in nearby Wetherby.

Floorplans



Ground Floor



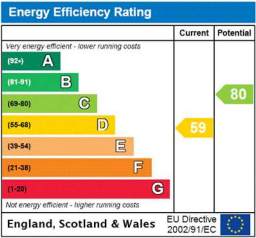
First Floor

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Contact us



01937 586177



wetherby@dacres.co.uk

Directions

Travelling south on the A1 from Wetherby turn off at the A64 signposted Leeds and York. Stop at the roundabout, keep right towards Leeds bearing first left at the exit marked Aberford. Approaching the village, St. Johns Close is the first right-hand turning and the property can be found on the right-hand side marked by our For Sale Board.

What3Words

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services supplied
- Garage & Driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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