DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



10 Beckside, Aberford, Leeds, LS25 3DD

Located in the desirable village of Aberford, this spacious five-bedroom mews-style home is offered with 'No Onward Chain' and features a stylish kitchen, multiple reception rooms, private gardens, and ample parking with an integral garage—ideal for families and commuters with excellent schools, amenities, and A64/A1/M1 links nearby.

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dacres.co.uk







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Guide Price: £499,950

- No Onward Chain
- Five Double Bedrooms
- Four Bathrooms
- 2160 Square Feet Of Living Space
- Garage & Driveway
- Immaculately Presented Throughout
- Renowned Regional Developer







General remarks

Tucked away in a peaceful corner on the southern edge of the picturesque village of Aberford, this beautifully crafted mews-style home is a true gem. Constructed in natural limestone by a renowned regional developer, the property blends timeless architecture with modern comforts, including double glazing and efficient gas-fired central heating. Offering five double bedrooms and four bathrooms, this spacious home provides versatile living in a tranquil rural setting, while remaining easily accessible to Leeds, York, and Wakefield via the nearby A64 and A1/M1 motorway links.

Upon entering, you're welcomed into a generous reception hall with a guest cloakroom, setting the tone for the home's elegant interior. The light-filled sitting room offers a calm retreat, opening into a formal dining room with direct access to the enclosed rear garden—ideal for entertaining or relaxing. A well-appointed kitchen with a family dining area features quality integrated appliances and extensive cabinetry, while a separate utility room adds convenience to everyday life.

Arranged thoughtfully across three floors, the home provides excellent space for modern family living. The principal bedroom enjoys its own ensuite and dressing area, while a double guest bedroom benefits from a dedicated shower room. A third double bedroom—also ideal as a home office—sits adjacent to the main bathroom. The top floor features two further double bedrooms sharing a nearby shower room, creating a perfect private suite for teenagers, guests, or extended family.

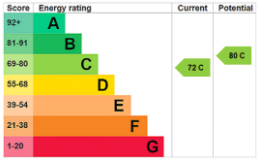
Floorplans



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Dacres Surveys
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Contact us

01937 586177

wetherby@dacres.co.uk

Directions

Proceeding into Aberford from the A64 and through the village onto main street south Beckside is last turning on the right hand side.

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are connected
- 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. Dacres Ref: WET240076