

## GARDEN

Lawned garden to the side of the garage. Low maintenance flagged patio and decking to rear with raised border. Garden trellising with views beyond over farmland. The rear enjoying a southerly facing aspect. Outside power points and water tap.



## COUNCIL TAX

Band F (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

## MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared April 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## Aberford ~ Janefield, Parlington Lane, LS25 3EF

Located some 80 yards or so off a picturesque private bridleway off the village Main Street, one of two individual detached houses with views over fields and towards historic woodlands. A spacious four bedroom detached house. No onward chain.

- Lounge, dining room and playroom
- Conservatory
- Kitchen, utility room and downstairs cloakroom and w.c.
- Four first floor bedrooms, one with en-suite shower
- Detached double garage and gardens
- Excellent elevated position on the edge of the village



**3 Recep 4 Beds 1 Bath 1 en-suite**

**£475,000** PRICE REGION FOR THE FREEHOLD

## MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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All-round excellence, all round Wetherby since 1950

## 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 Parlinton 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

Proceeding from Wetherby along the A168 towards Aberford. At the junction with the A64 take the third exit on the roundabout into Aberford village. Proceeding along Main Street through the village turning right into Parlinton Lane where the property is situated straight in front of you identified by a Renton & Parr for sale board.

### THE PROPERTY

A spacious individual stone built detached family house occupying a delightful edge of village location adjoining farmland to the south and west, together with views to the north over the village.

Redecorated and benefiting from newly laid carpets, the accommodation with gas fired central heating and double glazed windows in further detail comprises :-

### ENTRANCE PORCH

Leading to :-

### ENTRANCE HALL

12'7" x 6'10" (3.84m x 2.08m) With staircase to first floor, understairs storage cupboard, radiator.

### LOUNGE

16'9" x 12'8" (5.11m x 3.86m)  
With double glazed windows to front and side elevation, two radiators, ceiling cornice, attractive fireplace with coal effect gas fire, T.V. and telephone points, two wall light points, archway to :-



### DINING ROOM

11'9" x 11' (3.58m x 3.35m)  
Double glazed window to rear, radiator, ceiling cornice, built in cupboard and shelving to recess. Sliding patio doors to :-



### CONSERVATORY

12'1" x 9' (3.68m x 2.74m)  
With laminate floors, double glazed windows with delightful views over adjoining farmland.



### FAMILY ROOM

17'9" x 9'8" (5.41m x 2.95m)  
Double glazed window to front, two double radiators.



### KITCHEN

11'11" x 11' (3.63m x 3.35m)  
Well fitted with solid oak fronted wall and base units including cupboards and drawers, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps, integrated appliances including Smeg oven and five ring gas hob with extractor hood above, built in fridge freezer, dishwasher, double glazed window, tile effect lino, double radiator.



### UTILITY ROOM

9'3" x 6'6" (2.82m x 1.98m)  
Wall and base cupboards, work surfaces, Indesit washing machine and Hoover tumble dryer (included in sale - not tested), Ideal gas fired central heating boiler, radiator.

### CLOAKROOM W.C.

With low flush w.c., wash basin, half tiled walls. Double glazed window.

## FIRST FLOOR

### LANDING

Loft access, two built in cupboards.

### BEDROOM ONE

13'5" x 12'8" (4.09m x 3.86m)  
A dual aspect room with windows overlooking adjoining farmland, double radiator, built in double wardrobe.



### GUEST BEDROOM TWO

20'5" x 9'7" (6.22m x 2.92m) overall  
With double glazed window to front, two double radiators.

### EN-SUITE SHOWER ROOM

With low flush w.c., pedestal wash basin, shower cubicle, double radiator, double glazed window.

### BEDROOM THREE

11'5" x 10'10" (3.48m x 3.3m)  
Double glazed windows to two sides enjoying views over fields. Built in double wardrobe with radiator.

### BEDROOM FOUR

8'3" x 6'9" (2.51m x 2.06m)  
Double glazed window to front, radiator, built in double wardrobe.

### BATHROOM

Tiled walls and three piece suite comprising panelled bath, low flush w.c., vanity wash basin with cupboards under, double radiator, medicine cabinet, double glazed window.

## TO THE OUTSIDE

Driveway parking to the side of the property gives access to :-

### DOUBLE GARAGE

18'9" x 17'2" (5.72m x 5.23m)  
Having electric up and over door, light and power laid on. Personal side door and window to rear.

