

allocated parking space and :-

SINGLE GARAGE

17'0" x 8'10" (5.2m x 2.7m)
With electric up and over door, light and power laid on.

GARDENS

Handgate serves access to a rear garden which is laid mainly to lawn with attractive Indian stone flagged patio area with direct access off the kitchen diner creating an ideal space for outdoor entertaining and 'al-fresco' dining optimising this south westerly facing aspect.



Details prepared February 2022

GENERAL

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

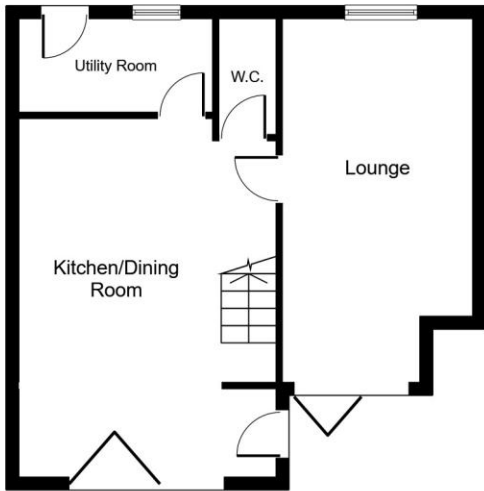
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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

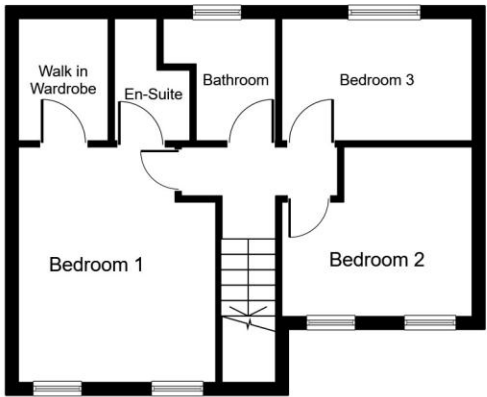
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

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



Ground Floor



First Floor

Oak Cottage, Main Street, South Aberford, LS25 3DA NOT TO SCALE For layout guidance or

MISREPRESENTATION ACT

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Aberford ~ Oak Cottage, Main Street South, LS25 3DA

A much improved and deceptively spacious extended three bedroom period cottage, revealing tastefully modernised accommodation with superb open plan kitchen dining area. Located in the very heart of this popular historical village with an attractive landscaped westerly facing rear garden, allocated parking and garage. Now with the benefit of no onward chain.

£399,950 OFFERS OVER FOR THE FREEHOLD

- Charming, extended period cottage
- Three bedrooms
- Master having en suite shower and dressing room
- Open plan dining kitchen
- Generous separate lounge
- Practical utility room, downstairs WC

2 Recep 3 Beds 2 Bath 1 Ensuite



CHARTERED SURVEYORS
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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

Proceeding south from Wetherby along the A168 as far as the junction with the A64. At the roundabout take the third exit then the first left towards Aberford. Passing through the village the property is located on the right hand side.



THE PROPERTY

Much improved by the current owners this sympathetically extended three bedroom cottage now reveals comfortable living accommodation well presented throughout. A particular feature being the master bedroom which boasts original ceiling timbers as well a modern en suite shower facility and walk in wardrobe. The accommodation which benefits from gas fired central heating and doubles glazed windows in further detail giving approximate room dimensions comprises:-

GROUND FLOOR

THROUGH LOUNGE

22' 11" x 11' 5" (7m x 3.5m)
With double glazed sliding sash window to front with secondary glazing fitted, radiator beneath, fireplace with brick inset with with wood burning stove surmounted upon heavy stone hearth with oak mantle above, T.V aerial, recess shelving, extended to rear creating a useful study area with additional radiator and aluminium bi-folding doors to rear.



OPEN PLAN LIVING KITCHEN DINER

16' 8" x 22' 11" (5.1m x 7m) Narrowing to 9' 10" (3m)
An exceptionally light and spacious area with ample space for dining table and chairs with pendant lighting above, bi-folding patio doors leading out to rear garden, stable doors to side, radiator, staircase to first floor.



KITCHEN AREA

Comprising a range of Shaker style wall and base units, cupboards and drawers, large peninsular with wood effect laminate work top, inset one and a quarter stainless steel sink unit with mixer tap, integrated appliances include fridge and freezer, dishwasher, microwave oven, Leisure Range cooker with five ring gas hob and extractor hood

above, attractive bamboo floor covering that flows throughout the room.



UTILITY

Fitted with wall and base units, granite worktop with inset sink unit and mixer tap, space and plumbing for automatic washing machine and dishwasher, cupboard housing Ideal Standard gas boiler, fitted shelving. Hardwood front door with fan-light above along with double glazed sliding sash window, secondary glazing fitted to front, radiator, LED ceiling spotlights.

DOWNSTAIRS W.C.

A modern suite comprising low flush w.c., vanity wash basin with mixer taps and tiled splashback, single radiator, extractor fan.

FIRST FLOOR

LANDING AREA

With exposed ceiling timbers.

MASTER BEDROOM

14' 5" x 13' 5" (4.4m x 4.1m)



A characterful double bedroom with two low level UPVC

cottage style windows to rear elevation, impressive ceiling timbers, exposed radiator, T.V. aerial, door way leading to :-

DRESSING ROOM

8' 4" x 5' 10" (2.56m x 1.8m)
Comprehensively fitted with hanging space, storage shelves and compartments to all three sides, along with radiator, exposed ceiling timbers, extractor fan.

EN-SUITE SHOWER ROOM

Fitted with quality sanitary ware comprising bowl wash hand basin with vanity drawer beneath, low flush w.c., with concealed cistern, large walk-in shower cubicle with wall mounted shower fitting, mosaic tile effect floor covering, stylish Aqua panel walls, travertine wall and floor tiles, LED ceiling spotlights, chrome ladder effect heated towel rail.

BEDROOM TWO

11' 1" x 8' 6" (3.4m x 2.6m)
With double glazed UPVC window to front elevation, deep window sill, radiator beneath, T.V. aerial, exposed ceiling timbers.

BEDROOM THREE

11' 5" x 7' 10" (3.5m x 2.4m) to widest parts
With two double glazed windows to rear elevation with window seats beneath, radiator, exposed ceiling timbers.

HOUSE BATHROOM

A stylish bathroom suite comprising panelled bath with electric Mira Sports shower over, part tiled walls and matching floor tiles, white low flush w.c., vanity wash basin, chrome ladder effect heated towel rail, double shaver socket, double glazed UPVC window to front elevation, extractor fan.



TO THE OUTSIDE

With access gained off Becksde the property enjoys