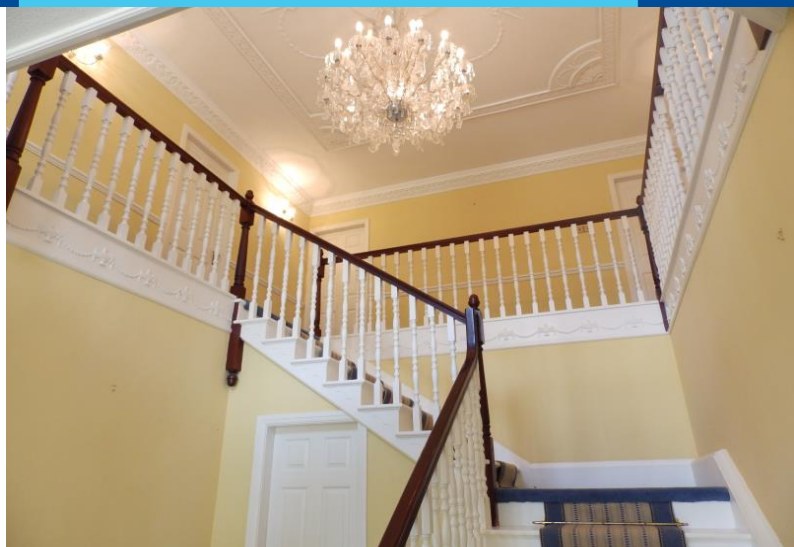




Moving is easy with...

**LINLEY &
SIMPSON**



BECCA LANE, ABERFORD, LEEDS, LS25 3BD

A most individual four bedroom detached family home providing spacious and versatile living space. Set in mature and private gardens and located at the heart of the historic village of Aberford. The accommodation extends to approximately 3150 sq.ft.

Offers In Excess Of £600,000

Becca House is a truly individual family home which provides spacious and versatile living space. The accommodation extends to approximately 3150 sq.ft., and is arranged over two floors. The entrance to the property is via the gallery entrance hall which gives access to the 31ft lounge with French doors leading to the veranda. There is a spacious study fitted with internet points and views over the rear patio. Leading from the other side of the entrance hall there is a cosy and well appointed sitting room and large dining room. All the reception rooms are beautifully appointed with ornate Victorian cornicing and double glazed barred windows. The ground floor accommodation is completed with a fully fitted breakfast kitchen fitted with wall and base units and a range of integrated appliances. To the first floor the property is configured to provide space and make the best of the natural light from the large windows in each room. The master and second bedrooms are extremely spacious and are both fitted with fully tiled en-suite shower rooms, whilst the third and fourth double bedrooms have the use of the house bathroom with free standing roll top bath. The property is accessed via double electric gates, there is a large driveway with space for a number of large cars with further access to the double garage.

The property is situated in the heart of the pretty semi-rural village of Aberford which boasts a range of local amenities, regular bus services, primary school and children's playground. The village is within easy commuting distance of Leeds and York and in the catchment area of the sought-after Garforth Academy Secondary School. The national trunk road network is accessible from the nearby A1, M62 and A1/M1 link road. Mainline rail connections are available at Garforth some four miles away and Leeds/Bradford Airport is within easy reach in approximately 40 minutes.

GROUND FLOOR

ENTRANCE HALL

Large gallery hallway with double wooden entrance door, two double glazed windows to front elevation and staircase to first floor with spindle bannister.

CLOAKROOM/WC

Fitted with a low level wc and pedestal wash hand basin with brass taps, extractor fan.

LOUNGE 16'6" x 31'0"

Windows to front and side elevations, feature marble fireplace housing living flame effect gas fire with tiled hearth and surround, TV and telephone points. Ornate Victorian cornicing and ceiling rose, central heating radiator and French double door to veranda.

DINING ROOM 12'9" x 19'2"

Two windows to rear elevation, wall light points, ornate Victorian cornicing, ceiling rose and ceiling plaster work, central heating radiator. Double doors through to lounge.

SITTING ROOM 10'0" x 17'6"

Window to front elevation, marble fireplace housing living flame effect gas fire, TV and telephone points. Ornate Victorian cornicing and ceiling rose, central heating radiator.

STUDY 8'4" x 9'8"

Double glazed windows to rear, TV point, internet point, down lights and central heating radiator.

BREAKFAST KITCHEN 9'8" x 26'1"

Fitted with a range of wall and base units including built in wine racks, with work surfaces over, 1.5 bowl sink unit, built-in double height oven with ceramic hob inset into the work surfaces and extractor hood over. Integral dishwasher, tiled walls and laminate flooring, TV and telephone points. Central heating radiator, double glazed window to rear offering views over the garden and door to the side aspect leading to porch.

SIDE PORCH 4'7" x 16'3"

Tiled floor, glass roof and double glazed doors to front and rear.

FIRST FLOOR

LANDING

Galleried landing with Cathedral style window to front elevation, dado rail and coving to ceiling. Doors to:

MASTER BEDROOM 19'5" x 12'2" (at maximum)

Two windows to rear elevation, TV point, Georgian swag and drop cornicing and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising double step-in shower cubicle with spa style shower, pedestal wash hand basin and low level wc. Tiled walls and tiled flooring, shaver point, heated towel rail, extractor fan, down lights and window to side elevation.

BEDROOM TWO 12'0" x 15'4"

Two windows to front elevation, TV point, Georgian swag and drop cornicing, ceiling rose, built-in cupboard and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising double step-in shower cubicle with rain effect shower, pedestal wash hand basin and low level wc. Tiled walls and tiled flooring, shaver point, heated towel rail, extractor fan and down lights.

BEDROOM THREE 9'0" x 17'5"

Two windows to rear elevation, Georgian swag and drop cornicing, two ceiling roses and central heating radiator.

BEDROOM FOUR 7'2" x 13'4"

Window to front and side elevations, Georgian swag and drop cornicing, ceiling rose and central heating radiator. Built-in cupboard and access to roof space.

BATHROOM

Fitted with a white three piece suite comprising free standing roll top bath with shower over, pedestal wash hand basin and low level wc. Tiled walls, down lights, extractor fan, towel rail and window to side elevation.

Externally

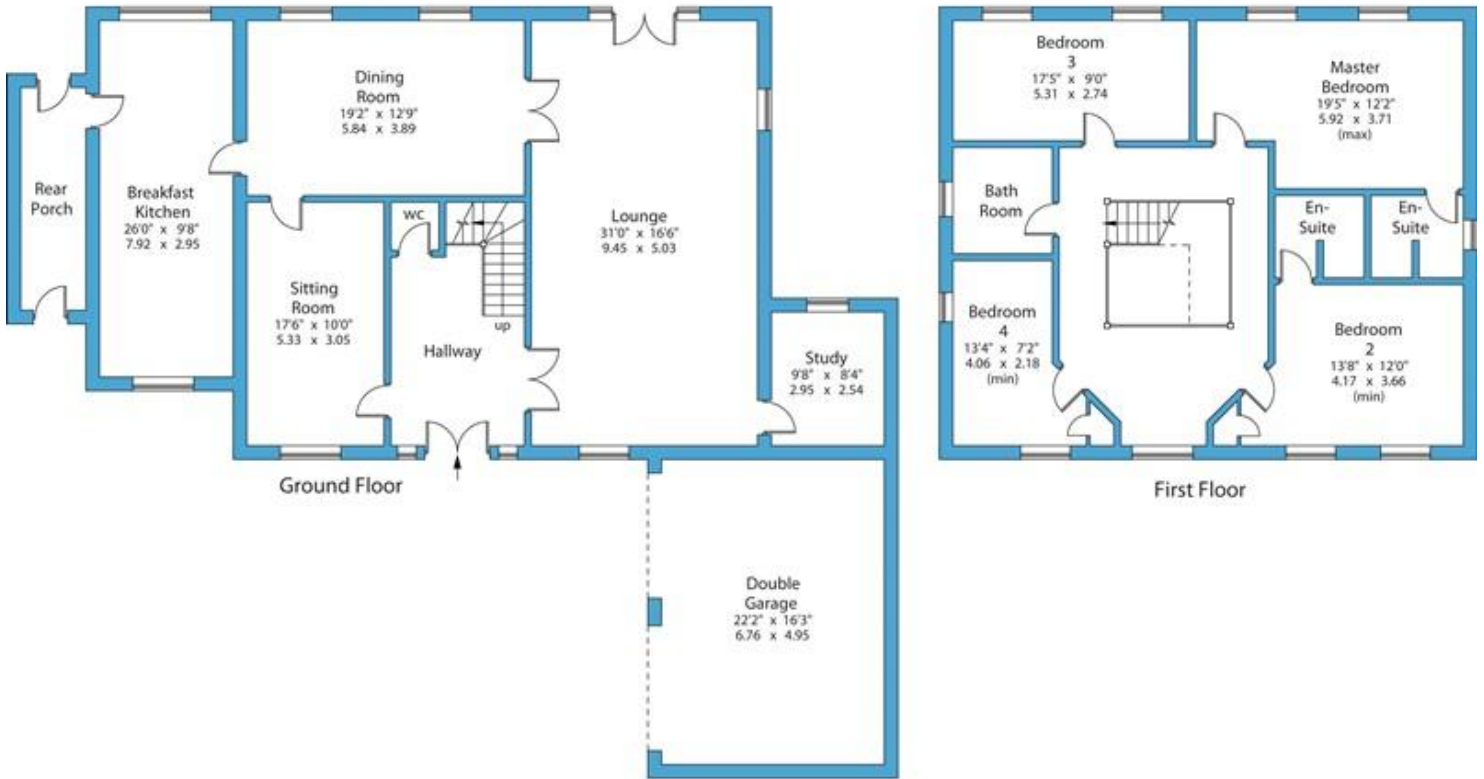
The property is accessed via double electric gates, there is a large hexagon block paved driveway providing parking for a number of vehicles. The rear garden offers a private aspect, with large lawn area, and raised wooden veranda providing a fantastic outside entertaining space.

GARAGE 22'2" x 16'3"

Attached garage with two up-and-over entry doors, power and light. Two gas combi boilers providing central heating.



Approx Gross Floor Area = 3150 Sq. Feet
= 292.01 Sq. Metres



For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

Additional Information

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