

walls, double glazed UPVC window to rear with wooden window sill, heavy original exposed lintel above, ceiling spotlights, exposed ceiling timbers, hardwood floor covering, cast iron radiator.

BEDROOM TWO

12' 4" x 12' (3.76m x 3.66m)

With double glazed UPVC windows to front, pine shutters and matching window seat, exposed ceiling timbers, double doors revealing useful wardrobe space, additional store cupboard to side, double radiator, two wall lights.

BEDROOM FIVE / STUDY

12' 3" x 7' (3.73m x 2.13m)

With double glazed window to rear elevation, pine sill beneath and radiator, exposed ceiling timbers, two wall lights, recess creating useful study area, telephone point.

SECOND FLOOR

SPLIT STAIRCASE LEADING TO:-

BEDROOM THREE

14' x 13' 9" (4.27m x 4.19m) overall

A light room with two Velux windows to rear, shaped double glazed window to side with pine shutters, exposed beams and timbers, (restricted head height to sides), useful eaves storage, single radiator.

BEDROOM FOUR

13' 5" x 11' 9" (4.09m x 3.58m) Narrowing to 7' 8" (2.34m)

Again with restricted head height to both sides, ceiling timbers and beams with double glazed U PVC window to side revealing a pleasant outlook down the village Main Street, eaves storage, single radiator.

TO THE OUTSIDE

With on-street parking in front of the property, a wooden handgate serves access to stone flagged forecourt with walled perimeter, useful wood store undercover and bin store.

SINGLE GARAGE

With manual up and over door, light and power laid on.

GARDENS

Delightful, low maintenance south facing cottage garden with stone flagged patio area and deep well-stocked flower borders, stone wall to perimeter affording a good degree of privacy. Outside tap.



COUNCIL TAX

Band E (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

Details prepared January 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Aberford ~ Beech House, Main Street, LS25 3AH

A rare opportunity to acquire this charming period cottage dating back to 1812, nestled within this popular conservation village and excellently placed for commuting further afield. Retaining many original features and boasting well over 2000 sqft of comfortable living space with generously proportioned family rooms an internal inspection is advised to appreciate the quality of accommodation on offer.

- Detached period stone cottage
- Single garage and south facing gardens
- Two fine reception rooms
- Generous "L" shaped kitchen diner
- Separate utility, office and study
- Four/five bedrooms



2 Recep 4/5 Beds 1 Bath 1 En-suite

£550,000 GUIDE PRICE FOR THE FREEHOLD

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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 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 south from Wetherby along the A168/A1. Follow the signs for Aberford. At the A64 junction take the first left turning into Aberford village and proceeding along Main Street North, the property is identified on the left hand side by a Renton & Parr for sale board.

THE PROPERTY

Originally two cottages dating back to the 1800's this skilfully converted and extended four/five bedroom family home now reveals spacious and comfortable living with open plan kitchen/diner and two generous reception rooms to the ground floor. Recently modernised and improved by the current owners, the accommodation now benefits from double glazed UPVC windows throughout, recently installed gas fired central heating boiler and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE HALL

Access gained via hardwood front door with fan-light above, exposed Yorkshire stone flags, double glazed UPVC windows to front, double radiator beneath, deep wooden window sill, attractive internal pine door which leads to :-

SITTING ROOM

21' 8" x 15' 4" (6.6m x 4.67m)

A spacious room oozing with character and charm having exposed ceiling timbers, feature stone wall with brick inset detail, benefiting from dual aspect having double glazed

UPVC bay window to front, pine window sill, window to side elevation along with double patio doors. A charming fireplace with brick inset and hearth having "living flame" coal effect gas stove, double radiator, two wall light points, useful cloaks cupboard.



DINING ROOM

15' x 11' 11" (4.57m x 3.63m) Narrowing to 10' 2" (3.1m)

With large double glazed window to front aspect, deep wooden window sill, double radiator beneath, decorative ceiling cornice, tongue & groove wall panelling, three wall light points, exposed Yorkshire stone floor with double internal doors.



"L" SHAPED BREAKFAST KITCHEN

14' 8" x 8' 8" (4.47m x 2.64m)

Fitted with a range of hand painted Shaker style wall and base units comprising cupboards and doors, tiled worktop with tiled splashback, Rangemaster cooker with 6 ring gas hob and extractor hood above, inset Belfast sink unit with mixer tap and deep oak block work top, double glazed window to side elevation, vaulted ceiling with beams and three large Velux windows allowing an abundance of light

to fill this open plan kitchen dining area, exposed ceiling timbers, LED ceiling spotlights.



BREAKFAST AREA

17' x 10' 10" (5.18m x 3.3m)

With ample space for dining table and chairs, large multi-fuel stove surmounted upon generous stone hearth, brick inset, heavy wooden mantle above, vertical radiator, decorative ceiling cornice, exposed ceiling timbers, tiled flooring.



HOME OFFICE

10' 10" x 6' 10" (3.3m x 2.08m)

With double glazed UPVC window to front aspect, radiator, telephone point, tall ceilings with decorative ceiling cornice and drop-down ladder leading to :-

LOFT SPACE

20' 6" x 6' 8" (6.25m x 2.03m)

Useful storage, fully boarded out with lights, fitted shelves and double glazed window to side.

UTILITY

10' x 6' 9" (3.05m x 2.06m)

With attractive period pine wall and base units, matching worktops, Belfast sink, space and plumbing for automatic

washing machine, exposed hardwood floor, double radiator, doorway leading to pantry. Double glazed UPVC window to side and external side door.

DOWNSTAIRS W.C.

Heritage pedestal wash basin, white low flush w.c., double glazed window to side, radiator.

FIRST FLOOR

LANDING AREA

With airing cupboard housing Ideal standard gas fired central heating boiler.

MASTER BEDROOM

15' 3" x 12' 2" (4.65m x 3.71m)

With double glazed UPVC window to front, attractive pine shutters with matching window seat beneath, exposed floor boards with ceiling timber beams, radiator, step up leading to :-



WALK IN WARDROBE

With Velux window, LED ceiling spotlights.

EN-SUITE SHOWER

Beautifully presented and fitted with a traditional white suite comprising large pedestal wash basin with tiled splashback, low flush w.c., generous walk-in shower cubicle with wall mounted shower fittings, Travertine tiled walls with matching floor tiles, vaulted ceiling with exposed timbers, double glazed window to side elevation, vertical radiator, extractor fan, LED ceiling spotlights.

HOUSE BATHROOM

11' 9" x 6' 10" (3.58m x 2.08m)

Boasting an impressive free-standing roll top bath with mixer tap and hand shower piece, wall mounted shower above, high flush w.c., period vanity wash basin with cupboard and drawers beneath, wall mounted Perrin & Rowe fittings. Tongue & Groove finishing to part of the