



Aberfield Drive | | LS10 3QA

£210,000

Three bedroom semi | EPC TBC | Council Tax A

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\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*CORNER PLOT\*\*\*NO CHAIN\*\*\*

For sale is a charming semi-detached property, neutrally decorated and offering a blend of comfort and convenience. This home is ideally suited for families and couples seeking a tranquil abode with easy access to local amenities.

This appealing property consists of three bedrooms, one bathroom, a reception room, and a kitchen. The reception room is an open-plan space blessed with large windows, flooding the room with natural light. A beautiful fireplace creates a cosy atmosphere while the garden view adds a touch of serenity. This room also provides access to a lovely garden, perfect for relaxing or entertaining guests.

The kitchen is equipped with modern appliances and built-in pantries, ensuring ample storage space. Natural light flows into the room, making it a pleasant space for meal preparation.

The property features three bedrooms, two of which are doubles, with the third being a spacious single room. Each bedroom is filled with natural light, and the master bedroom offers a serene retreat.

The bathroom is fitted with a three-piece suite, offering all the essentials in a compact and practical layout.

One of the unique features of this property is the inclusion of a garage and parking facilities, providing the occupants with convenience and security. The open-plan design further enhances the spacious feel of the property.

The property is located in an area with excellent public transport links, nearby schools, and local amenities. The strong local community further enhances the appeal of this home. This is a property that promises a comfortable and convenient lifestyle.

## Ground Floor

### Entrance Hall 2.51m x 2.12m (8'3" x 6'11")

Double glazed entrance door, tiled floor stairs to the first floor, central heating radiator

### Kitchen 4.11m x 2.67m (13'6" x 8'9")

Fully fitted with ample wall and base units, contrasting counter tops, sink and drainer, built in oven, hob and extractor over, built in fridge freezer and plumbed for washing machine, double glazed window and side door entry, pantry area, tiled floor.

### Lounge/Dining Room 6.72m x 3.85m (22'1" x 12'8")

Open plan living room and dining area, feature fire and surround, T.V point, double glazed bay window to the front and french doors to the rear, central heating radiator.

## First Floor

### Landing

Window to side, door to Storage cupboard, door to:

### Bedroom 1 3.79m x 3.45m (12'5" x 11'4")

Double glazed window, central heating radiator

### Bedroom 2 2.84m x 3.73m (9'4" x 12'3")

Double glazed window, central heating radiator

### Bedroom 3 2.66m x 2.52m (8'9" x 8'3")

Double glazed window, central heating radiator

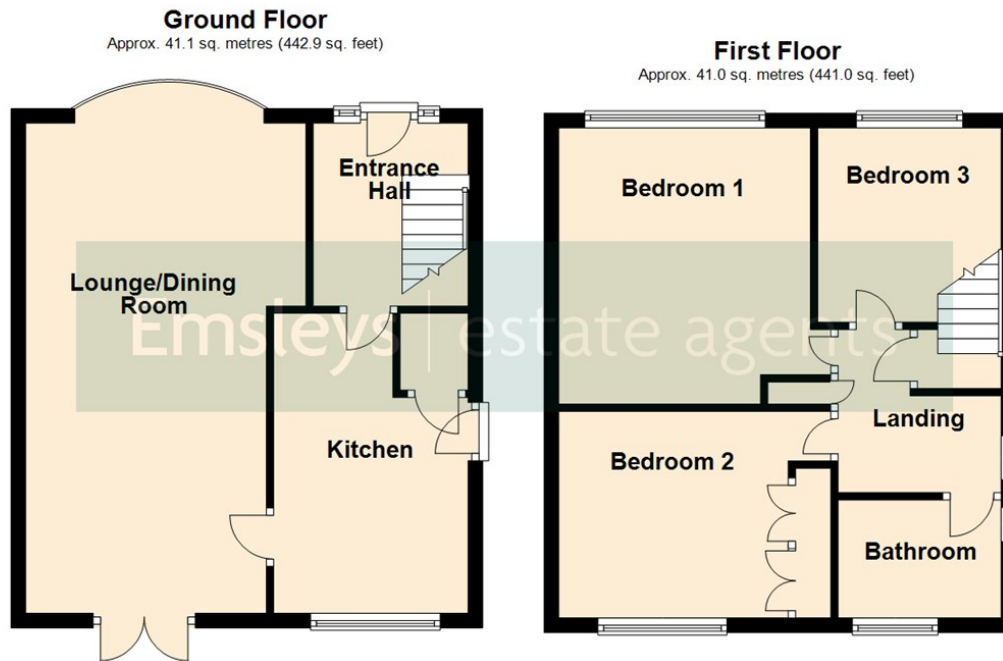
### Bathroom 1.73m x 2.18m (5'8" x 7'2")

Three piece suite, paneled bath with shower over, vanity wash hand basin and low flush W.C, tiled walls. Double glazed window, central heating radiator

## External

To the front is a good size driveway leading to the detached garage, neat lawn garden and pathway leads to the rear garden with paved patio area, private and enclosed





Total area: approx. 82.1 sq. metres (883.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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