



REIN HOUSE, ABERFORD LS25

GUIDE PRICE £1,695,000



An impressive, contemporary family home occupying a private position.

The incredible 'Rein House' in an impressive and contemporary family home occupying a discrete and private position. Designed with both style and functionality in mind, this spacious property offers versatile living spaces, ideal for modern family life.

This stunning home is the perfect blend of elegance, convenience and comfort, making it a standout choice for discerning families. The flow of the house has been given extraordinary consideration, so that occupants make use of the main rooms and can retreat to private spaces as required. Spanning over 3700 sqft and offering five bedrooms, three bathrooms, this flexible space offers a family room, impressive entertaining kitchen, utility room, games room, gym/studio and scope to easily create a separate annexe, in addition to the reception rooms.

Whilst it has very spacious rooms throughout it retains the atmosphere of a comfortable family home. The house has a wonderful ambience from the moment you enter the reception hall featuring a glass panelled stone staircase. You walk through to the open plan living dining kitchen, boasting high quality fitted appliances and luxury work surfaces. Large picture windows and bi-folding doors frame the space, flooding it with natural light and seamlessly connecting the indoors to the extensive stone flagged patio and beautifully landscaped gardens; perfect for outdoor living and entertaining.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
G

EPC Rating
C







Property Description.

Accessed via a private lane with electric gates, the property offers secure parking for numerous vehicles, a party/entertaining terrace with jacuzzi, fire pit and seating area, stable block, garage, outbuilding currently used as a large home gym along with seven acres of gardens and paddocks, adjoining open countryside.

Homes of this calibre are few and far between, even less that are moments from this highly sought after village. Aberford is a popular and conveniently located village approximately 6 miles south of the market town of Wetherby and readily accessible to the A1/M1 link road and M62. For the commuter there is a regular bus service and railway station approximately 4 miles away at Garforth with regular trains to both Leeds and York with services to London Kings Cross, Edinburgh and Manchester. Domestic and international flights are available from Leeds Bradford International Airport approximately 18 miles away. Amenities within the village itself include a highly regarded primary school, general store, children's play area, church, popular public house and an abundance of bridal paths leading through the adjoining countryside and 'Parlington Estate'. The Springs retail and leisure park is also moments away for buyers to discover a vast range of high street shops, visit the cinema, dine at your favourite restaurant or join the gym.

We urge prospective buyers to contact the team at 'North Residential' as soon as possible to arrange a viewing.

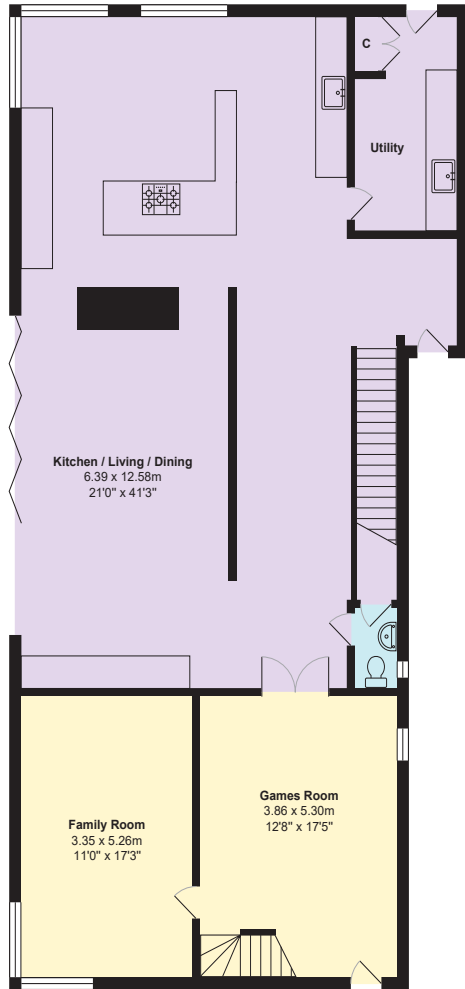
- Spacious contemporary home
- Private location with breath-taking views
- Generous stylish accommodation extending to 3796 sq/ft
- South facing terrace and lawned gardens
- Underfloor heating and air source heat pumps
- Designed for families who love to entertain
- Land extending to around 7 acres
- Garage, gym/studio and stabling



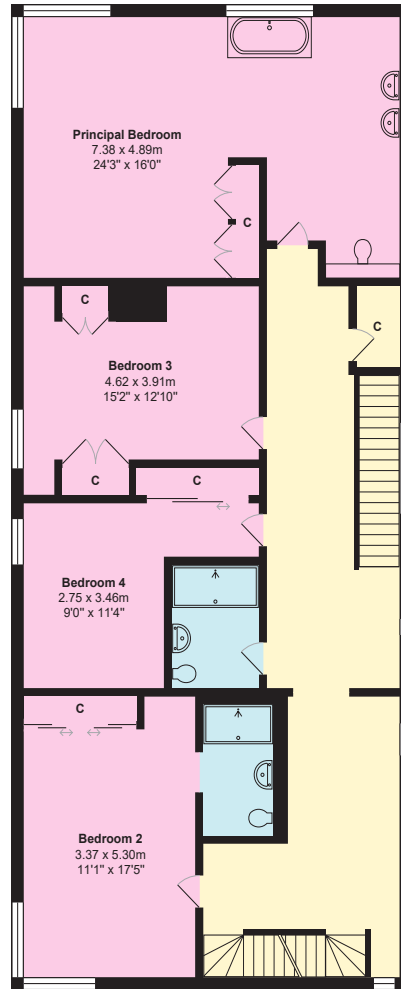




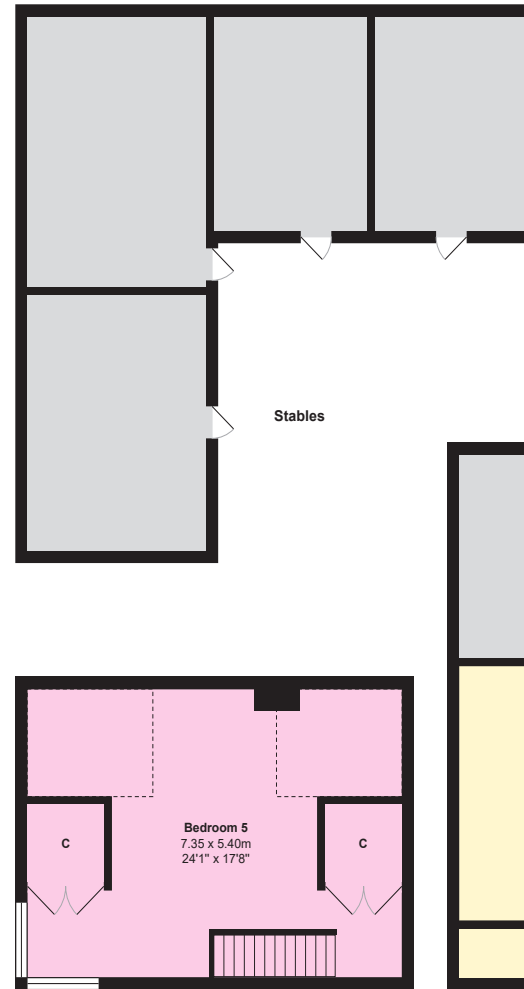




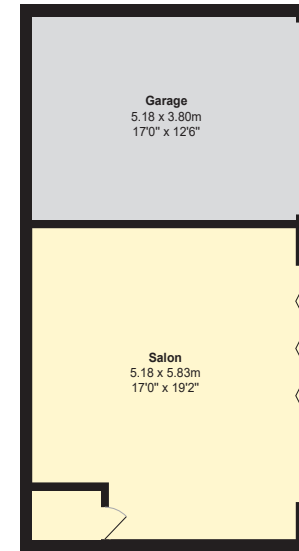
Ground Floor



First Floor



Second Floor



Ground Floor

Total Area: 352.7 m² ... 3796 ft²

All measurements are approximate and for display purposes only

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

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