



Greystones Close, Aberford Leeds LS25 3AR

welcome to

Greystones Close, Aberford Leeds

READY TO MAKE YOUR MOVE? At a Guide Price of £380,000 - £400,000 this INCREDIBLE FAMILY HOME is now ready for you to view! For sale with NO CHAIN, this detached dwelling offers FANTASTIC living spaces throughout and includes GARDENS, a DRIVEWAY and a DOUBLE GARAGE!



Entrance Porch

Having sliding patio doors to the front aspect and a door to the entrance hall.

Entrance Hall

Having a gas central heating radiator, a useful under stair storage cupboard and stairs to the first floor landing.

W.C

Equipped with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

Lounge

24' 8" max x 11' 9" max (7.52m max x 3.58m max)

With triple glazed windows to the front and rear, an electric fire, and two gas central heating radiator.

Dining Room

16' 3" max x 8' 6" max (4.95m max x 2.59m max)

Having a triple glazed windows to the front and side aspects, plus two gas central heating radiators.

Kitchen

8' 10" max x 15' 9" max (2.69m max x 4.80m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric cooker and tiling to the splash areas. Integrated appliances include an integral dishwasher, washing machine, and an under counter fridge. Cupboard housing the gas central heating boiler, a gas central heating radiator and two triple glazed windows to the rear.

Conservatory

9' 5" max x 9' 5" max (2.87m max x 2.87m max)

With windows to the front and rear, patio doors to the side and a gas central heating radiator.

Side Entrance Porch

With patio doors to the side aspect, and an internal door to the kitchen.

First Floor Landing

With stairs rising from the ground floor and having a triple glazed window to the side aspect, a gas central heating radiator and an access hatch to the loft.

Bedroom One

11' 5" max x 12' 2" max (3.48m max x 3.71m max)

Triple glazed window to the front aspect, two built in cupboards, fitted wardrobes and a gas central heating radiator.

Bedroom Two

12' 10" max x 10' 6" max (3.91m max x 3.20m max)

Triple glazed window to the rear, two built in cupboards and a gas central heating radiator.

Bedroom Three

13' 6" max x 8' 6" max (4.11m max x 2.59m max)

Triple glazed windows to the front and side aspects, plus a gas central heating radiator.

Bedroom Four

10' 10" max x 8' 6" max (3.30m max x 2.59m max)

Triple glazed window to the rear and a gas central heating radiator.

House Bathroom

Comprising of a four piece bathroom suite which includes a bath, a separate shower cubicle, a wash hand basin set within a vanity storage units, and a low level flush w.c. Also includes a gas central heating radiator and a triple glazed window to the rear.

Exterior

Externally the property has a driveway to the front and side which then leads to the detached double garage.

To the rear is an enclosed garden space with block paving and a lawn, plus a garden shed.

Garage

16' 5" max x 17' 6" max (5.00m max x 5.33m max)

A detached double garage with an electric up and over door, power, and lighting.

Agents Note

The sale of this property is subject to grant of probate. Please seek and update from the branch with regards to the potential time frames involved.



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welcome to

Greystones Close, Aberford Leeds

- Guide Price £380,000 - £400,000
- Desirable Detached Home
- Four Good Size Bedrooms
- Ground Floor W.C
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaiting

guide price

£380,000 - £400,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF113225 - 0003

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william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)