



**St. Johns Close, Aberford Leeds LS25 3BP**

**welcome to**

## **St. Johns Close, Aberford Leeds**

Nestled in the charming village of Aberford, Leeds, this four bedroom detached home is tucked away in a peaceful cul-de-sac on St. Johns Close offering off-street parking via driveway and garage.



## **Ground Floor Lounge**

A spacious lounge featuring a charming brick fireplace as its focal point. The room is carpeted throughout and boasts a large bay window to the front, flooding the space with natural light. Glass-panelled doors provide an open flow into the adjoining open-plan kitchen and dining area, creating a bright and welcoming atmosphere.

## **Kitchen/Dining Room**

This open-plan space features a fully fitted kitchen with a range of wall and base units and a rear-facing window that brings in plenty of natural light. The dining area is carpeted throughout and offers sliding patio doors that open into the conservatory, creating a bright and airy flow between rooms.

## **Conservatory**

A bright and inviting conservatory with a side door providing direct access to the rear garden, perfect for enjoying outdoor space with ease.

## **Guest W/C**

Guest W/C with washing hand basin, window to the side.

## **First Floor**

### **Bedroom One**

Carpeted throughout, window to the front, central heating radiator.

### **Bedroom Two**

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Three**

Carpeted throughout, window to the rear, central heating radiator.

### **Bedroom Four**

Carpeted throughout, window to the front, central heating radiator.

## **Bathroom**

A bathroom featuring a bathtub with shower, wash hand basin, and a side-facing window for natural light, fully tiled throughout.



***view this property online*** [williamhbrown.co.uk/Property/CGT111168](http://williamhbrown.co.uk/Property/CGT111168)



welcome to

## St. Johns Close, Aberford Leeds

- DETACHED HOUSE
- FOUR BEDROOMS
- FOR SALE WITH NO UPPER CHAIN
- SOUGHT-AFTER VILLAGE LOCATION
- GARDENS TO FRONT AND REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£350,000**



view this property online [williamhbrown.co.uk/Property/CGT111168](http://williamhbrown.co.uk/Property/CGT111168)



Property Ref:  
CGT111168 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williamhbrown.co.uk](http://williamhbrown.co.uk)