



**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-paneled 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.



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111168 - 0008

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