



Main Street South, Leeds

- THREE BEDROOM PERIOD COTTAGE
- STUNNING KITCHEN DINER
- SPACIOUS LIVING AREA
- SOUGHT AFTER AREA OF ABERFORD
- OOZES IN CHARACTER
- EPC D / TAX BAND D

Asking Price £335,000

HUNTERS[®]
HERE TO GET *you* THERE

Main Street South, Leeds

DESCRIPTION

**** OFFERED WITH NO ONWARD CHAIN**** Hunters Wetherby are proud to market this charming semi-detached three bedroom period cottage nestled in the highly sought-after village of Aberford. This delightful home seamlessly blends characterful features with modern comforts, offering a truly enchanting living experience.

Upon entering, you are greeted by an inviting entrance hall, which sets the tone for the rest of the property. From here, you have convenient access to the lounge, downstairs WC, and a staircase leading to the first floor.

The lounge is the perfect space to relax, boasting characterful features that epitomize the charm of this period cottage. A stunning stone hearth, complemented by a wood mantle and brick fireplace and multi fuel burner, takes center stage, providing a focal point to the room. The beamed ceiling adds a touch of rustic elegance, while the oak flooring enhances the cottage's authentic feel.

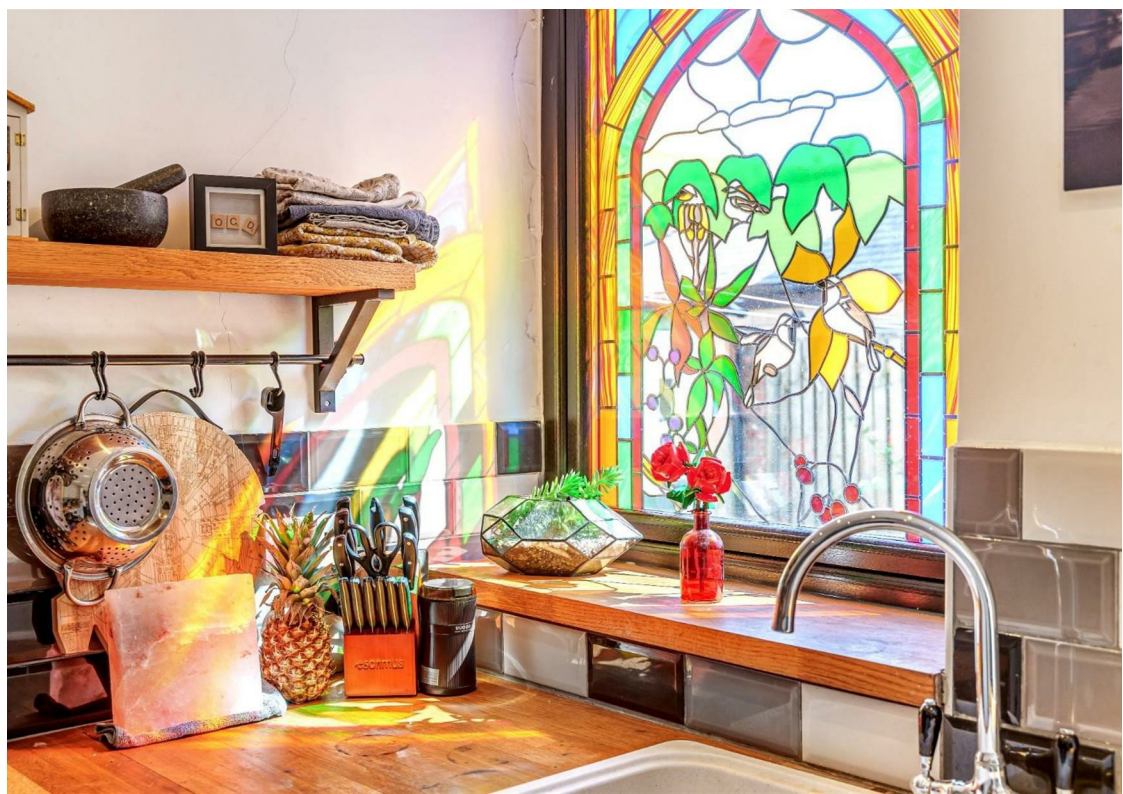
Moving into the kitchen diner, you'll notice a delightful decorative exposed stone work archway, complemented by a stained glass insert. The kitchen area boasts tiled flooring and offers a range of wall and base units, providing ample storage space. The kitchen also features practical work surfaces, a gas cooker point, and an electric extractor hood.

Adjacent to the kitchen, the dining area showcases stripped floorboards, enhancing the cottage's period charm. This space provides a cozy and inviting atmosphere for family meals or entertaining guests.

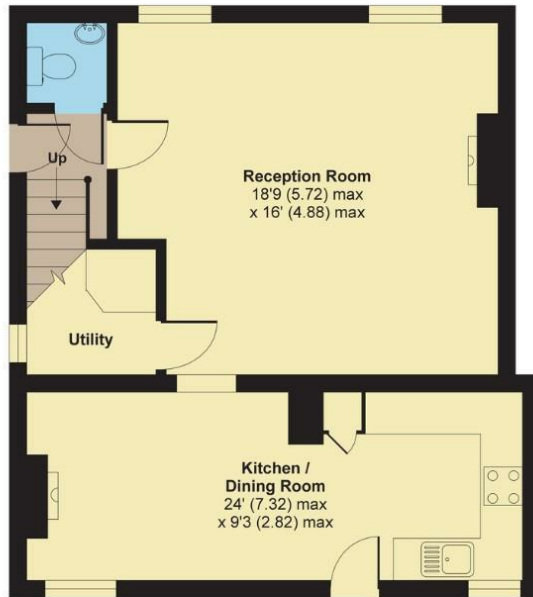
Moving upstairs, you will find three well-proportioned bedrooms, each offering comfortable living spaces. The house bathroom is well appointed and comprises a four-piece suite, including a panelled bath, a walk-in shower, a sink basin, and a low-level WC.

The outdoor area features a mature garden adorned with beautiful flowers and shrubs, creating a tranquil and picturesque setting. Additionally, the property offers a block-paved driveway for convenient parking and a lawned area to the side, providing additional outdoor space.

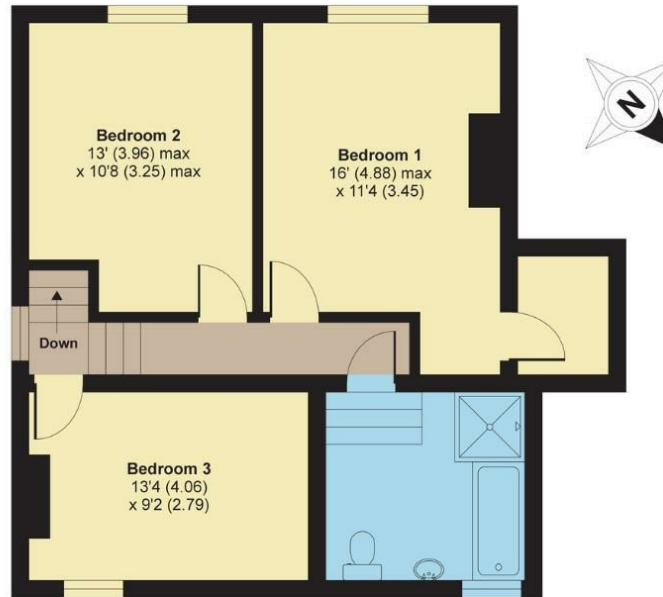




Main Street South, Aberford, Leeds, LS25



GROUND FLOOR
APPROX FLOOR
AREA 56.9 SQM
(612 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 59.4 SQM
(642 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 1254 SQ FT 116.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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