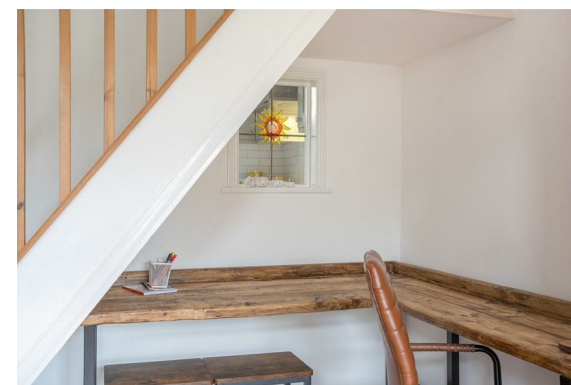
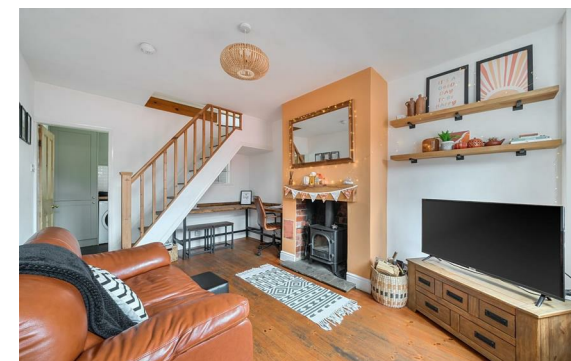




Field Lane, Aberford, Leeds, LS25 3AE

- BEAUTIFUL TWO BEDROOM MID TERRACE COTTAGE
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- FULL OF CHARACTER
- EPC RATING C / COUNCIL TAX BAND B
- CURRENTLY USED AS AIR BNB
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE

Asking Price £220,000



Field Lane, Aberford, Leeds, LS25 3AE

DESCRIPTION

Hunters Wetherby are proud to present to market this charming two bedroom mid terrace house in the sought after location of Aberford. This property is ideal for first time buyers or investors, has lots of character, and is beautifully presented throughout.

As you step foot into the property you are initially met with the lounge - this cute and endearing space sets a cosy, welcoming feeling from the off set. This space features a log burning stove with brick insert and stone hearth which creates the perfect place to sit, unwind and relax in the evening. There is also space under the staircase that the current owners have made into a useful workplace or it can be perfect for storing items.

The kitchen is well equipped and beautifully thought out. The space is finished in a sage, contemporary style and enhanced by solid wood work surfaces, Belfast sink unit, a range of wall and base units and an integrated fridge freezer, gas hob and an electric oven. There is also space for and plumbing for a washing machine. A large feature window floods the space with natural light.

Graduating up to the first floor, you are welcomed by a split level staircase. Decorated in neutral tones, this room emits a calming atmosphere. This well proportioned room has a feature fireplace, creating a beautiful focal point in the room as well as loft access and a feature beam.

The second bedroom is a single bedroom which would also suit as a home office.

The house shower room is comprised of a walk in shower cubicle, vanity unit with wash hand basin and low level W/C and is accessed via bedroom two.

There is an allocated car parking space to the side of the property and also a shed which is useful for storage.

Aberford itself is a highly sought-after village with excellent local schools, traditional pubs, and everyday amenities. With easy access to Leeds, Wetherby, York, and the A1/M1 motorway networks, this property offers the best of village living combined with superb transport connections.

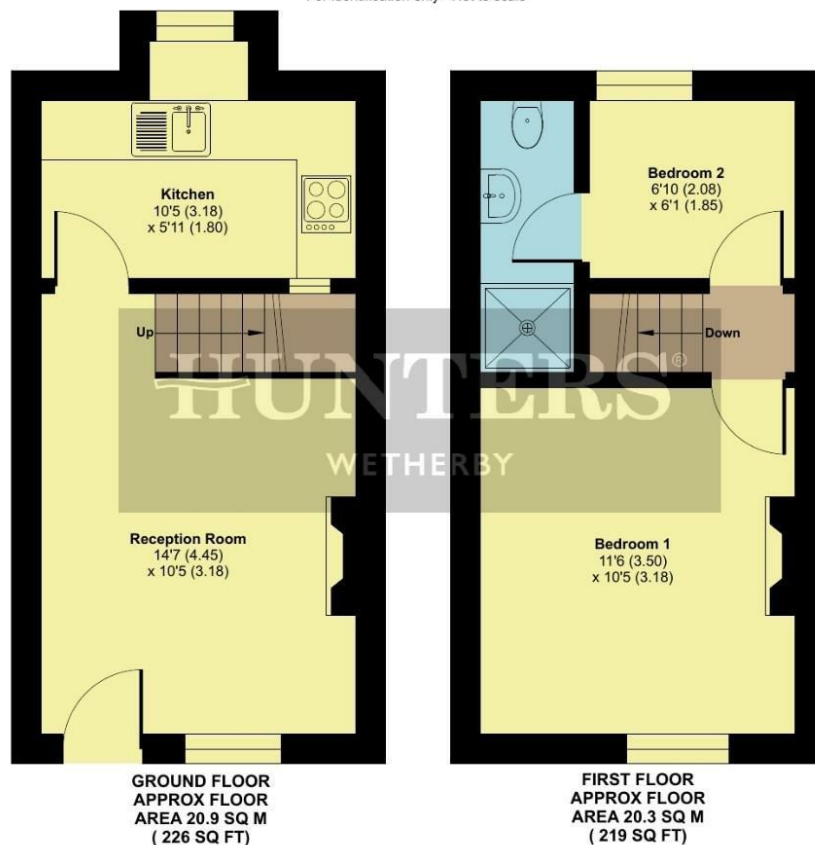




Field Lane, Aberford, Leeds, LS25

Approximate Area = 445 sq ft / 41.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1374098

Viewings

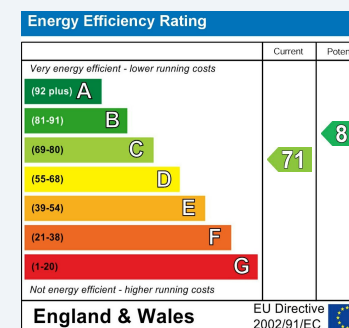
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.



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