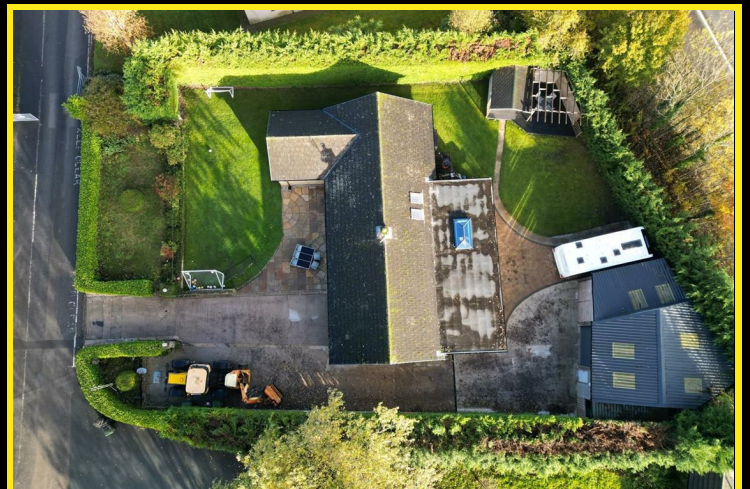


Mike
Dobson



Main Street North
Aberford, Leeds, LS25 3AW

Asking Price £565,000

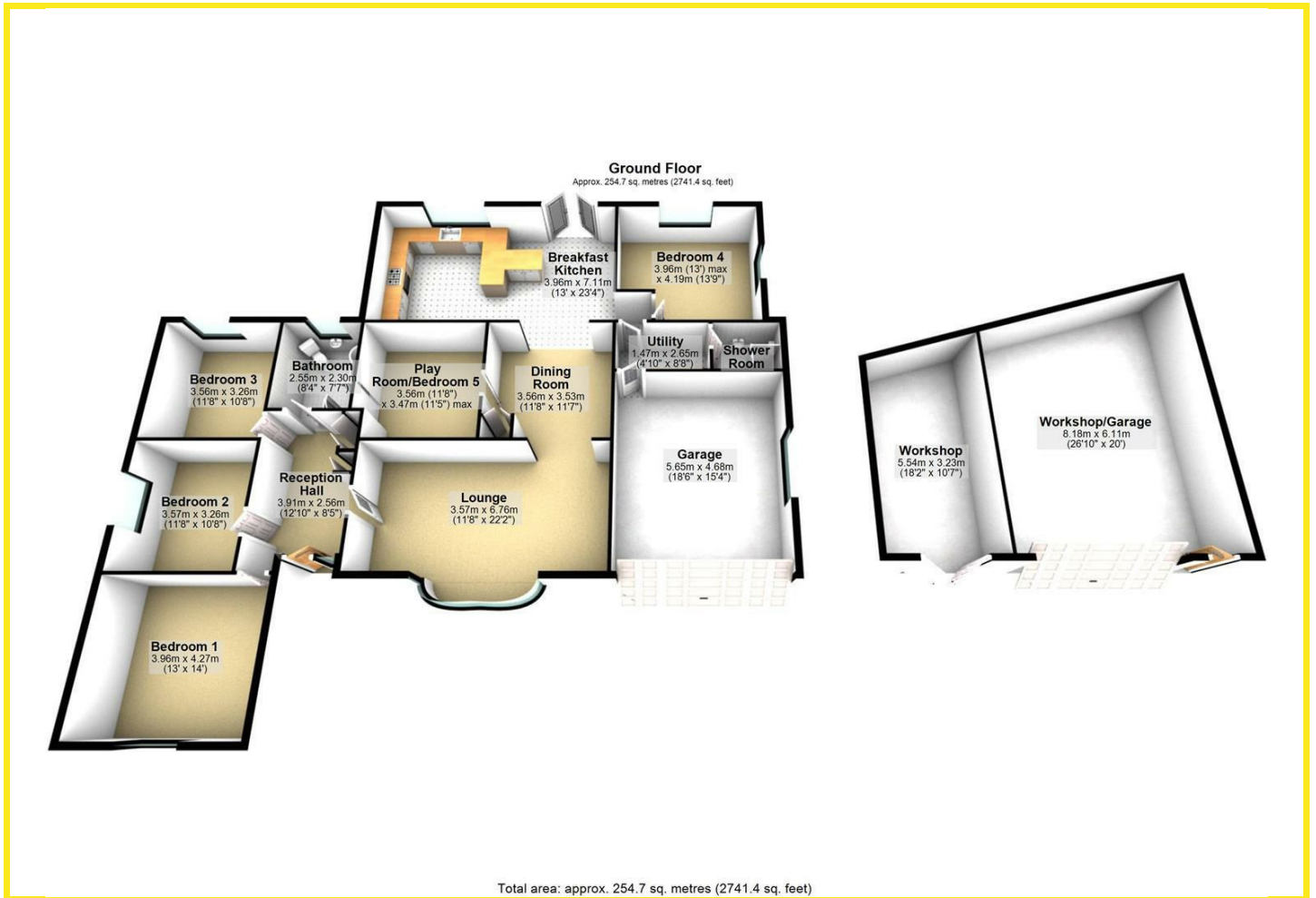
Main Street North

An opportunity has arisen to purchase this spacious individual 4/5 bedroom detached stone built bungalow having been FULLY REFURBISHED TO A HIGH STANDARD throughout by the current owners. The accommodation briefly comprises reception hallway, lounge, dining room, breakfast kitchen, utility room, playroom/bedroom 5, four further bedrooms with shower room and house bathroom. In addition the property has gas central heating throughout, PVCu TRIPLE GLAZING, spacious lounge with MEDIA WALL and inset electric log effect fire, modern RE-FITTED KITCHEN with an extensive range of units, QUARTZ work surfaces with a selection of INTEGRATED APPLIANCES to include Neff oven, microwave oven, induction hob with extractor over, full height fridge and freezer, dishwasher, wine fridge, breakfast bar with SOLID OAK WORK TOP, LED lighting to kick boards, LANTERN ROOF LIGHT and French doors leading to the rear garden, RE-FITTED BATHROOM SUITE with 'P' shaped bath, shower cubicle, pedestal wash basin and low flush WC. The property has been RE-WIRED THROUGHOUT and hardwired for internet and TV points. The INTEGRAL DOUBLE GARAGE has a remote up and over door, power, lighting and houses the Worcester Bosch combination boiler. Externally, the property sits on a ¼ ACRE PLOT with wrought iron gates and extensive driveway which provides off road parking for MULTIPLE CARS/CARAVAN OR MOTORHOME, well planned neat lawned gardens to the three side with a variety of plants, trees and shrubs. There is a paved seating area to the front of the property and to the rear of the property is a LARGE SECURE WORKSHOP with double doors, power and lighting and can provide further garaging for cars, caravans or a motorhome with a further attached workshop. There is also a SUMMERHOUSE with power and lighting (currently housing the owners hot tub) with a composite decked seating area and pergola. The property and workshops are also alarmed.

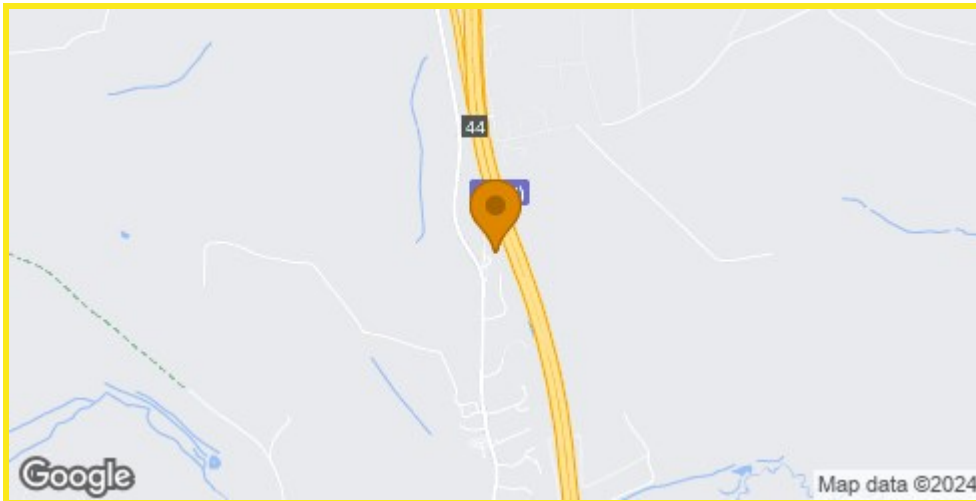




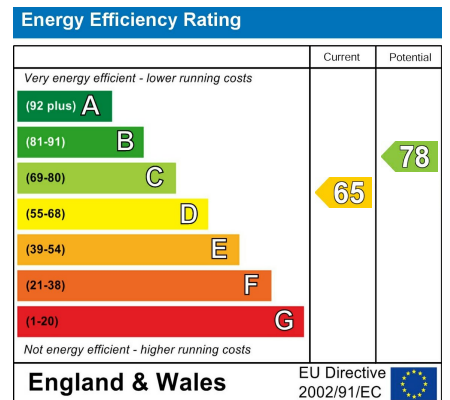
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village of Aberford from the direction of Garforth, follow the Main Street crossing over the bridge in the centre of the village. Once over the bridge continue along Main Street North taking the eighth turning off on the right hand side, where The Paddock can be found on the right hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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