

Mike  
**Dobson**



**28 Hayton Wood View**  
Aberford, Leeds, LS25 3AN

**£425,000**



# 28 Hayton Wood View

Nestled in the charming area of Hayton Wood View, Aberford, Leeds, this modern detached house presents an exceptional opportunity for families seeking a comfortable and stylish home. Boasting four well-proportioned bedrooms, the main bedroom having the convenience of an En-suite WC, contemporary four piece bathroom suite, this property has been thoughtfully upgraded by the current owners, ensuring a blend of contemporary living with practical features.

Upon entering, you are welcomed into a spacious lounge that offers a perfect setting for relaxation and family gatherings. The separate dining area, enhanced by elegant French doors, opens onto a delightful balcony that overlooks the beautifully maintained rear garden, creating an ideal space for entertaining or enjoying quiet moments outdoors.

There is a modern fitted kitchen, which is designed to meet the needs of today's busy lifestyles. With ample storage and workspace, it is both functional and inviting, making meal preparation a pleasure. There is also the benefit of a downstairs WC, separate utility room and office space.

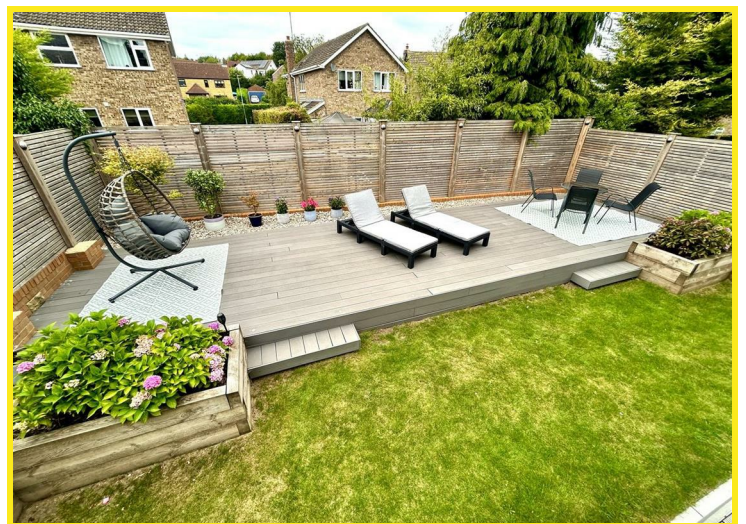
This property is equipped with gas central heating, along with replacement windows and doors that enhance energy efficiency and comfort throughout the year. Additionally, the inclusion of solar panels is a noteworthy feature, generating an average yearly income of £2000, which adds a financial benefit to this already appealing home.

The property has off road parking to the front with a timber gate that leads to a beautifully presented, fully enclosed rear garden with paved seating area, lawn and composite decked patio.

In summary, this detached house in Aberford is not just a residence; it is a lifestyle choice that combines modern amenities with the tranquillity of suburban living. With its spacious interiors, outdoor charm, and energy-efficient features, it is a property that truly deserves your attention.

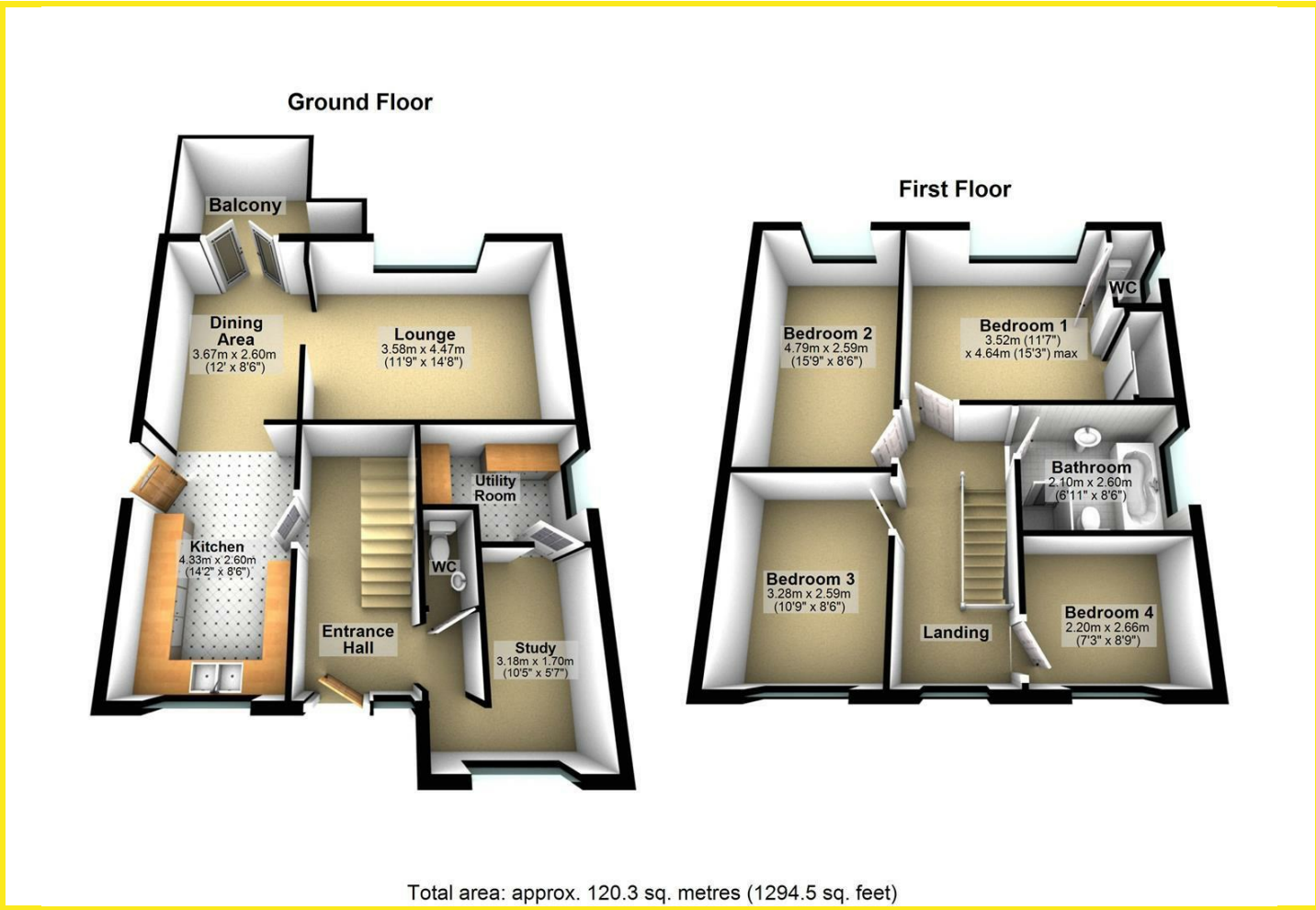




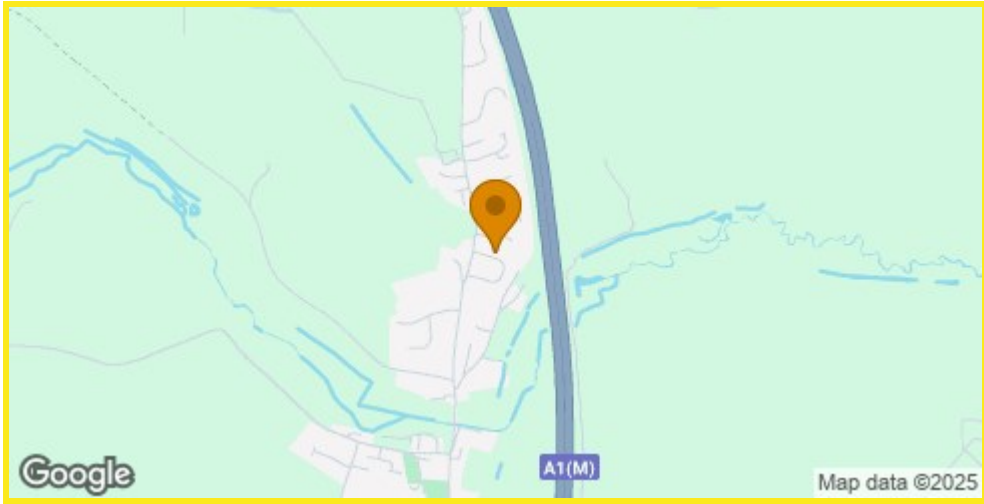




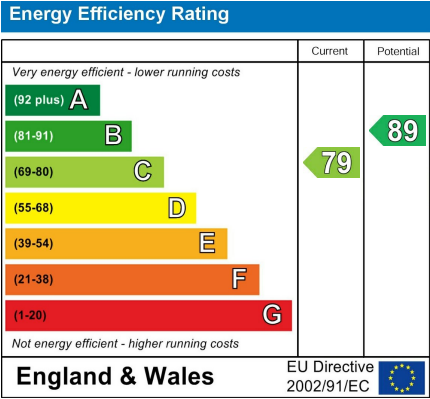
Floor Plan



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 Hayton Wood View is the first turning off on the right hand side.