



 **6**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**





Tudor Sales & Lettings are delighted to present this distinctive and desirable six-bedroom detached family home in the highly sought-after area of Aberford. This exceptional property boasts a unique side annex, ideal for accommodating additional guests.

The well-designed internal layout features a welcoming entrance hallway, a modern kitchen / diner with a bi-folding door and three ceiling mounted extraction vents. a comfortable lounge with large bay window, two double radiators and a feature fireplace. Two double bedrooms. A luxurious bathroom with raised toilet, walk in shower, free standing bath, vanity unit and a LED wall hung mirror. The annex on this level includes an additional bedroom, a utility room, and a convenient shower room. Integrated appliances include: - two dishwashers, fridge / freezer, two washing machines and a washer dryer.

The first floor of the main residence comprises three bedrooms, two of which have built in wardrobe space. There is a kitchen which can be removed and made into an en-suite shower room. You also an additional bathroom.

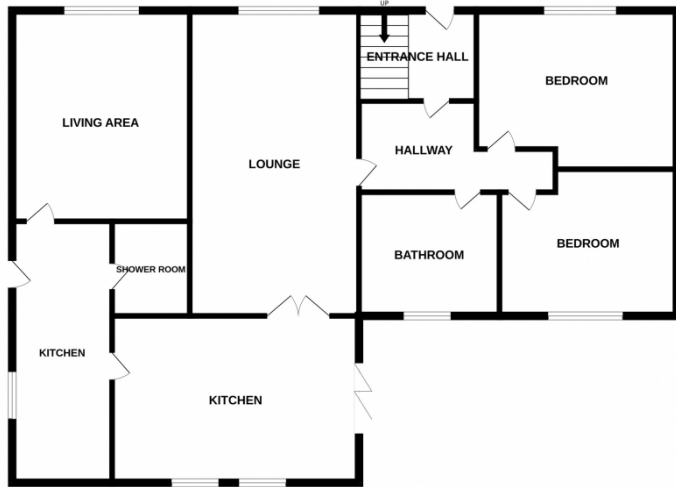
Enjoy the comfort provided by double glazing and gas central heating throughout. Five skylight windows. For added security, the property comes with fully installed CCTV and ring doorbell. Outside, a tarmac driveway adorns the front, giving off road parking for up to four vehicles. The rear offers a low-maintenance garden complete with a charming summerhouse and composite decking.

The property has the benefit of approved external insulation white rendering, improving the the energy efficiency.

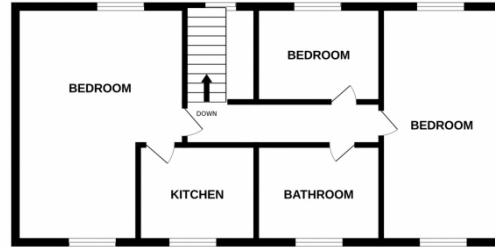
For further details or to schedule a viewing, please contact Tudor Sales & Lettings at 0113 282 3056. This property is a unique opportunity that combines spacious living with versatile accommodation.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		75	82
		EU Directive 2002/91/EC	

Address: Greystone Close, Aberford

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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