



 **4**  
Bedrooms

 **2**  
Bathrooms

**Tenure :**  
**Freehold**



Offers in excess of £400,000  
Hayton Wood View, Aberford



Offered for sale is this superb four bedroom detached home located in the much sought after area of Aberford.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Nestled within the highly sought-after Aberford area, this charming four-bedroom detached house occupies a coveted plot, boasting a delightful wrap-around garden, ideal for families seeking a spacious and tranquil abode.

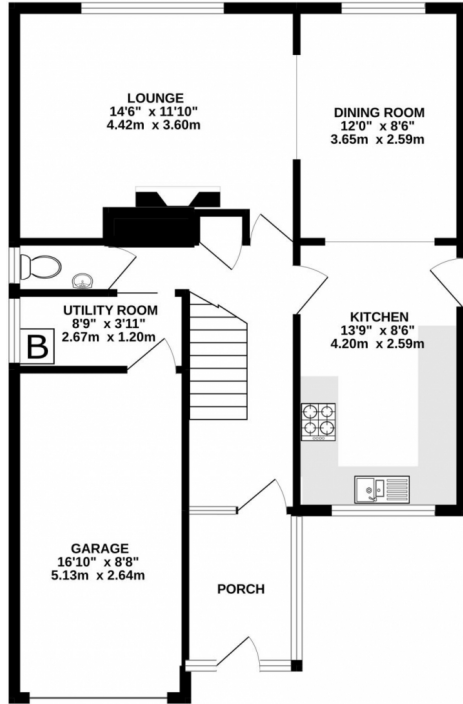
Upon entering, a welcoming porch leads to the entrance hallway, complemented by a convenient downstairs WC. The well-appointed kitchen features sleek wall and base units, integrated appliances, and striking monochrome splashback tiles, seamlessly flowing into the inviting dining area bathed in natural light. Adjacent is the serene living room, adorned with a picturesque feature fireplace, offering a cozy retreat. Completing the ground floor is a practical utility room, with direct access to the integrated garage, ripe for conversion into additional living space, subject to planning permission.

Ascending to the first floor, the landing provides access to four generously sized bedrooms, including a master suite boasting floor-to-ceiling built-in wardrobe space. The fourth bedroom offers versatility, perfect for a home office or study. There is a modern shower room with a walk in shower, vanity unit, a push button wc, tiled flooring / walls, and a heated towel rail.

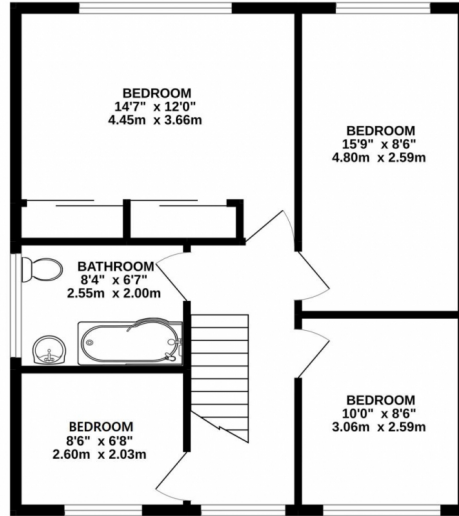
Externally, this residence boasts a well-maintained frontage with ample potential for extension, subject to planning permission. The secluded rear garden offers a serene setting for outdoor entertaining and relaxation, perfect for enjoying al fresco dining.

Don't miss the opportunity to make this exceptional property your new family home in this desirable locale.

GROUND FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 sq.m.) approx.

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
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Aberford, LS25

