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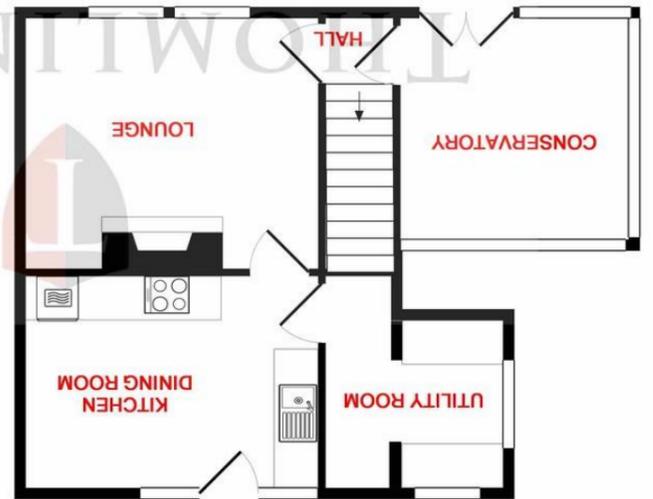
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GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)



21 The Dale, Aberford



Guide Price £220,000

21 The Dale, Aberford, Nr Leeds, LS25 3AP

We are delighted to offer this spacious and very well presented two bedroom end terraced home, occupying a corner plot and set close to the centre of Aberford. The property boasts two good sized double bedrooms, newly fitted large dining kitchen, lounge with feature fire place, conservatory and utility room along with a newly fitted family bathroom. Outside, generous gardens can be found.



SITUATION & DESCRIPTION

Nestled at the peaceful end of a cul-de-sac in Aberford, this charming two bedroom property with new bathroom and newly fitted kitchen pays attention to detail and modern comforts. Ideal for the 'First Time Buyer' this property is ready to move into and must be viewed. Good sized garden areas and on street parking.

CONSERVATORY

10' 4" x 10' 2" (3.15m x 3.1m) A light and well presented room, with wood effect flooring, windows to the front, side and rear, window blinds with manual operation, tv and electric points, electric wall mounted radiator and upvc entrance door with letter box. A door leads to the:

LOUNGE

13' 10" x 11' 0" (4.22m x 3.35m) A good sized lounge with a cosy feel thanks to a feature rustic brick fireplace with wood lintel over and tasteful decoration. Wood effect flooring continues throughout, with tv and phone point, new radiator, upvc window looking out the front of the property.

KITCHEN/DINER

13' 10" x 9' 7" (4.22m x 2.92m) Having a range of newly fitted 'Shaker Style' wall and floor mounted units with integrated dishwasher, electric fan oven with ceramic hob and extractor over, wood effect flooring, upvc window looking out to the rear of the property, new radiator and wooden stable door leading to the garden. A door leads to the:

UTILITY ROOM

7' 9" x 9' 6" (2.36m x 2.9m) The wood effect flooring continues into the utility room, fitted worktop with space for a washing machine, tumble dryer and fridge / freezer can be found. The utility room has light and power and upvc windows the side and rear of the property.

LANDING

Grey carpets are found on the stairs and landing, with power and light and a window to the side of the property.

BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m) Contemporary tiled and having newly fitted fully white suite comprising of bath with thermostatic shower over and screen, low level WC and washbasin.



MASTER BEDROOM

16' 2" x 9' 3" (4.93m x 2.82m) A generous master bedroom, with grey carpets, power points, upvc windows looking out to the front of the property.

BEDROOM TWO

9' 7" x 12' 0" (2.92m x 3.66m) A good sized double bedroom with grey carpets, power points, radiator, space for wardrobe and window looking out to the rear of the property. An airing cupboard can be found in the corner of the room with shelves with Combi Worcester Bosh boiler enclosed.

OUTSIDE

A lawned garden with gate and path can be found to the front of the property, to the rear of the property a landscaped garden with lawn, path and fenced borders. Parking can be found on street.

