



T. 01937 582748  
F. 01937 580571

www.thomlinsons.co.uk  
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

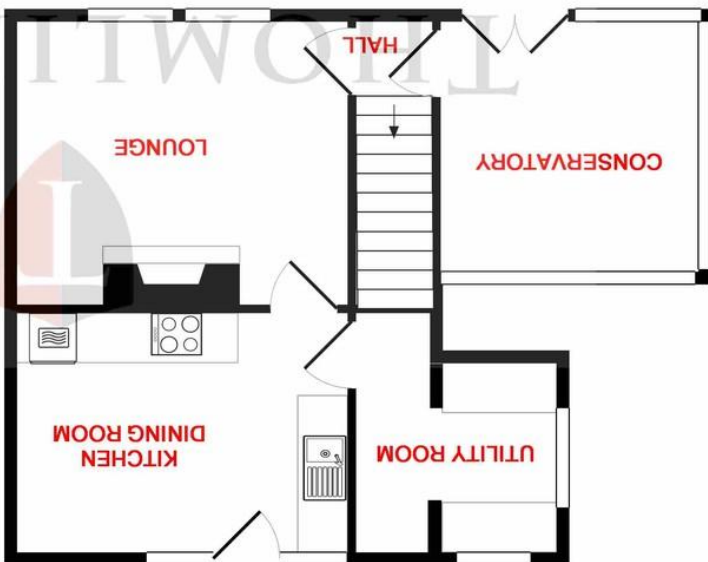
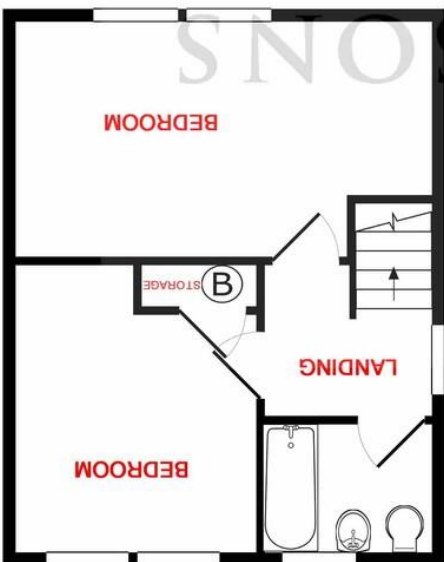
**Important Notice 1.** Messrs. Thomlinsons for themselves and for the vendor of this property whose agents they give notice that (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract (ii) no person in the employment of Messrs. Thomlinsons has any authority to make or give any representation or warranty in relation to the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018

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





£145,450

21 The Dale, Aberford, 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, large kitchen / dining room, lounge with feature fire place, conservatory and utility room along with a family bathroom. Outside, generous gardens can be found.

CONSERVATORY

10' 40" x 10' 20" (4.06m x 3.56m) 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 fireplace and tasteful decoration. Wood effect flooring continues throughout, with tv and phone point, radiator, upvc window looking out the front of the property.

KITCHEN/DINER

13' 10" x 9' 7" (4.22m x 2.92m) Large kitchen / diner with a range of floor and wall mounted units, gas stainless steel hob with extractor over, separate integrated Zanussi electric oven, stainless steel sink with mixer tap and drainer, wood effect flooring, upvc window looking out to the rear of the property, 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, where 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

Neutral 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) Having a white bathroom suite, bath with electric shower over, low level W/C, pedestal hand basin, white part tiled walls with grey tiled floor, radiator and window looking out the rear of the property.

BEDROOM TWO

9' 7" x 12' 0" (2.92m x 3.66m) A good sized double bedroom with neutral 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 and a recently fitted Worcester Bosh boiler enclosed.



MASTER BEDROOM

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

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.

