



TENURE

Freehold

COUNCIL TAX

Band E (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

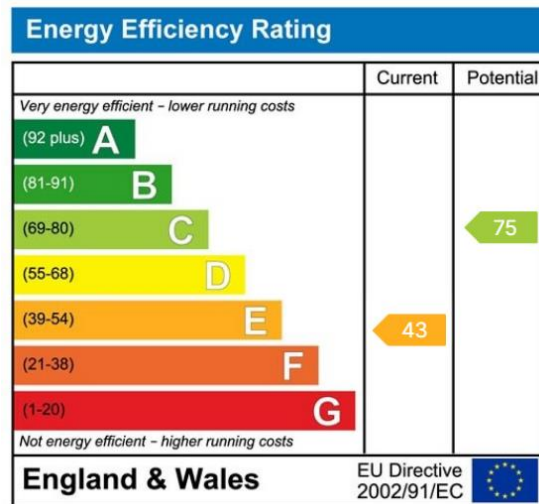
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2024



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Aberford ~ School House, School Lane, LS25 3BU

A quite charming semi-detached period house set in generous sized walled gardens in the village conservation area with potential for modernisation and extension subject to planning.

- Spacious accommodation including three reception rooms
- 2 double bedrooms and large shower room
- Courtyard with outbuildings including wc and store
- Generous walled gardens with lawn and fruit trees
- Driveway parking
- Prime location off the main street

£325,000 PRICE REGION



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Summary

A Charming Period Home with Potential in the Aberford Conservation Area

Welcome to The School House, a unique semi-detached period property brimming with charm and character.

Offered on the open market for the first time in over 80 years, this former school master's residence is adjacent to the village primary school and nestled within the picturesque conservation area.

The ground floor boasts three reception rooms, including a lounge, separate dining room, and a cosy sitting room. The fitted kitchen, complete with oven and hob, opens to a quaint courtyard with two outbuildings.

With two double bedrooms and a large shower room on the first floor, there's ample scope for redesign and extension to suit your needs. The property is heated by a gas boiler to one room and supplemented by a night storage heater and various fires.

To the outside enjoy the expansive walled gardens on two sides, featuring lush lawns, fruit trees, rhubarb, and gooseberry bushes. The property also includes a driveway with off-road parking and an open-fronted garden store.

Situated at the top of School Lane, next to the Parish Church, The School House offers excellent amenities within easy reach. This property is perfect for those looking to create a bespoke family home while preserving its historical essence. Don't miss the opportunity to own a piece of local history with endless potential.

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also, within easy car commuting distance of Leeds and York.

