



MAIN STREET NORTH, ABERFORD

Becca Farm, Main Street North, Aberford, Leeds, West Yorkshire, LS25 3AH

PETER
MOODY
& COMPANY

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- Detached Georgian House
- 5 Bedrooms. Bathroom
- 3 Reception Rooms
- Kitchen
- Range of Outbuildings
- Courtyard and Gardens
- Range of Outbuildings
- Potential For Redevelopment (Subject to Planning)
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Leeds City Centre 12 Miles. Wetherby 7 Miles. Garforth Railway Station 3½. Miles

Description

A rare opportunity to acquire a substantial detached Georgian village house extending to over 2000sq.ft. situated in the heart of the popular and highly accessible village of Aberford. The property offers well-proportioned accommodation laid out over three floors benefiting from gas central heating and has been in the same family ownership for many years. There is now potential for further updating and modernisation which has been reflected in the competitive asking price. At the rear of the house are a range of both stone and brick-built outbuildings offering potential for redevelopment subject to the granting of the relevant planning permissions. Beyond the outbuildings and courtyard area is a small grass paddock. An early viewing is strongly recommended as a high demand is anticipated.

Location

Aberford is a popular village lying around 7 miles to the south of Wetherby. There is a pub, church, village hall with community café and primary school. The village has superb communication links with easy access to the nearby A1(M), regular bus services and trains in the nearby villages of Garforth and Micklefield. Leeds railway station has services to London taking around 2 hours.



FLOOR PLANS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		1 G