



Rein Court, Aberford Leeds LS25 3BS

welcome to

Rein Court, Aberford Leeds

Welcome to the market this spacious five-bedroom detached home in the sought-after LS25 area, featuring a modern open-plan living/dining area, a driveway, garage, and a decking area-perfect for family living and entertaining. Viewings are highly recommended, call us now on 0113 260 0945.



The property offers a well-designed two-storey layout, perfect for modern family living. The ground floor comprises a large living/dining room with direct access to an outdoor decking area, ideal for entertaining. The modern kitchen is adjacent to a separate utility room, providing convenience and functionality. There is also a bedroom 2 with an en-suite on this floor, along with a separate guest WC and an integral garage, offering extra storage and parking. The first floor features four bedrooms, and a versatile room/study, suitable for home working or additional storage room. The master bedroom (bedroom 1) is spacious with an en-suite, while bedrooms 3, 4, and 5 provide comfortable family or guest spaces. A centrally located family bathroom serves the floor.

LS25 is situated in Leeds, neighbour hoods such as Garforth, Kippax and Swillington. This postcode benefits from a mix of residential and commercial area, shops and local amenities. Great access to transportation, perfect for commuters.

Ground Floor

Lounge/Dining Room

23' 5" MAX x 16' 6" MAX (7.14m MAX x 5.03m MAX)

Kitchen

15' 4" MAX x 13' 5" MAX (4.67m MAX x 4.09m MAX)

Utiltiy Room

11' 5" MAX x 5' 6" MAX (3.48m MAX x 1.68m MAX)

Bedroom Two; En-Suite

17' 4" MAX x 8' 2" MAX (5.28m MAX x 2.49m MAX)

Guest W/C

First Floor

Bedroom One; En-Suite

12' 7" MAX x 9' 1" MAX (3.84m MAX x 2.77m MAX)

Bedroom Three

12' 9" MAX x 11' 7" MAX (3.89m MAX x 3.53m MAX)

Bedroom Four

9' 6" MAX x 8' 8" MAX (2.90m MAX x 2.64m MAX)

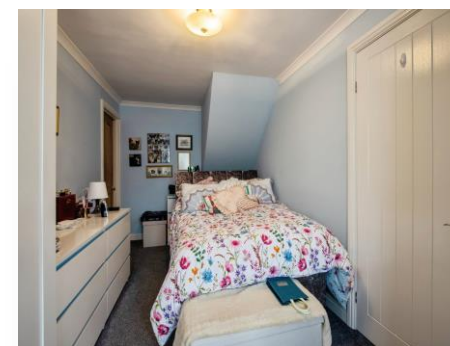
Bedroom Five

10' 2" MAX x 8' 8" MAX (3.10m MAX x 2.64m MAX)

Bathroom

Versatile Room/Study

13' 8" MAX x 9' 3" MAX (4.17m MAX x 2.82m MAX)



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welcome to

Rein Court, Aberford Leeds

- FIVE-BEDROOM DETACHED HOME
- OPEN-PLAN LIVING/DINING AREA
- MODERN KITCHEN WITH UTILITY ROOM
- DECKING AREA FOR OUTDOOR ENTERTAINING
- DRIVEWAY AND INTEGRAL GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110683



Property Ref:
CGT110683 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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