The Dale, Aberford, Leeds, LS25 3AP

- FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE IN THE PICTURESQUE VILLAGE OF ABERFORD
- COSY LIVING ROOM LOG BURNING STOVE & WELL-EQUIPPED KITCHEN
- EPC - D / COUNCIL TAX - B
- STYLISH IMPROVEMENTS THROUGHOUT IN 2026, INCLUDING A NEWLY FITTED BATHROOM
- PRIVATE DRIVEWAY PARKING FOR TWO CARS AND A GENOROUS REAR GARDEN WITH STUNNING VILLAGE VIEWS

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HERE TO GET *you* THERE

Asking Price £259,000

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DESCRIPTION

Situated in the picturesque village of Aberford, this attractive three-bedroom semi-detached home offers well-presented accommodation, a practical layout and a beautiful rear garden enjoying stunning village views.

The property has benefited from a number of improvements in 2026, including new laminate flooring, carpets to the first floor, internal doors and skirting boards, alongside a newly fitted bathroom.

Upon entering the property, you are welcomed into the living room, a comfortable and inviting space featuring a front-facing window that allows plenty of natural light to flow through. The main focal point is the impressive log-burning stove, set within a raised stone fireplace, creating a charming feature and a cosy atmosphere.

The living room flows seamlessly into the kitchen, which offers an excellent range of wall and base units, ample worktop space and room for appliances. The kitchen is fitted with an AEG electric oven and a hob, with additional space for a dining table, making it ideal for everyday living and entertaining. A particularly useful storage cupboard provides space for a washing machine and tumble dryer, helping to keep the kitchen clutter-free. A side door provides convenient access to the rear garden.

To the first floor are three bedrooms. The main bedroom is a comfortable double, featuring a rear-facing window, while the second double bedroom overlooks the front of the property and offers space for wardrobes.

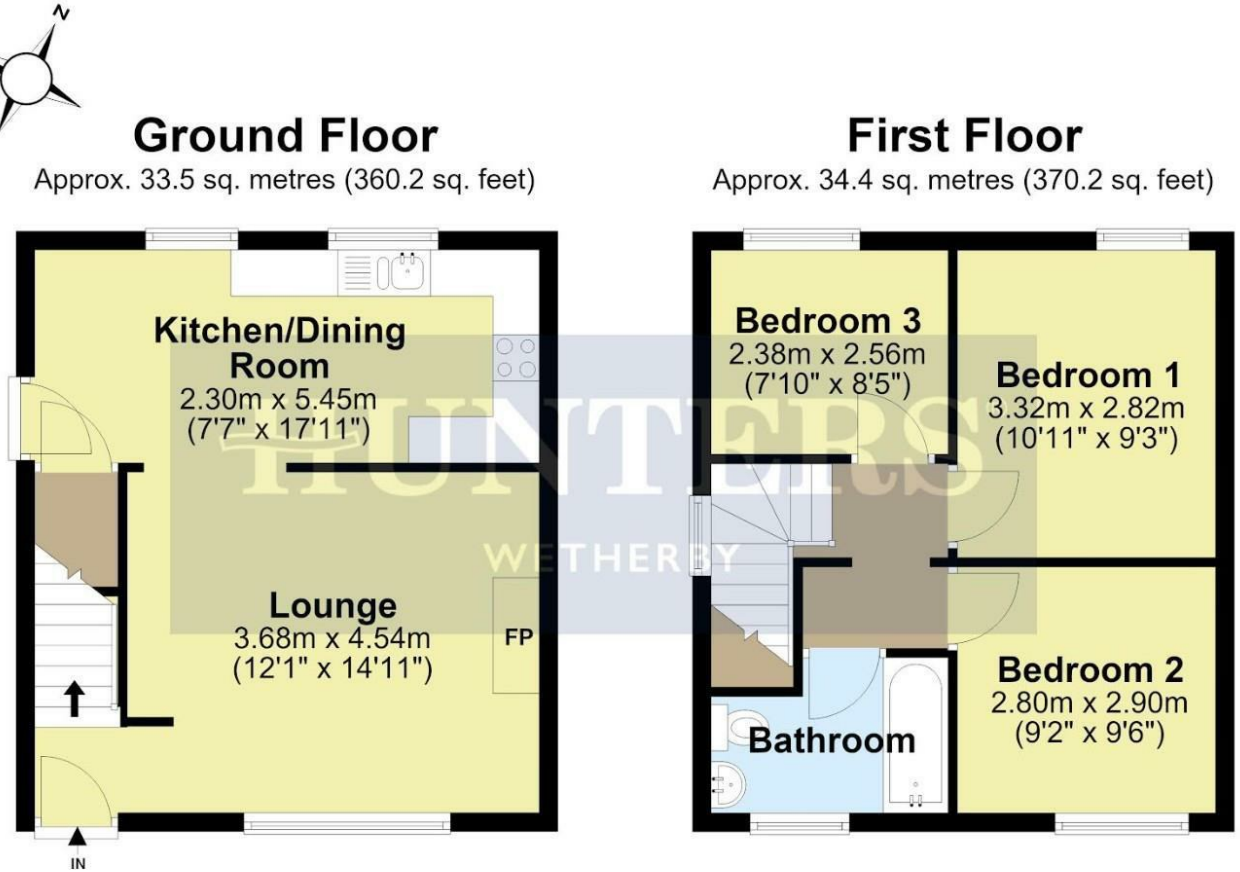
The third bedroom is currently arranged as a single bedroom but would also lend itself well to use as a home office, nursery or dressing room, depending on individual requirements.

The family bathroom has been newly fitted in 2026 and comprises a bath with an overhead shower, wash basin and WC, complemented by a large mirror and a radiator.

Externally, the property benefits from an attractive front garden and a private stone driveway providing off-street parking for up to two vehicles. To the rear, the garden is a real highlight, offering a wonderful outdoor retreat with stunning views across Aberford.

A generous patio area provides the perfect setting for outdoor dining, entertaining and relaxing during the warmer months, while steps lead up to a lawned garden bordered by mature shrubs, established planting and trees. The property also has great extension potential.

Aberford is a highly regarded village situated approximately six miles south of Wetherby, offering excellent access to the A1(M) and making it ideally positioned for commuters. Village amenities include a well-regarded primary school, church, public house and village shop, while the nearby towns of Wetherby and Garforth provide a wider range of shopping, leisure and everyday amenities. The village is also conveniently positioned approximately equidistant from the commercial centres of Leeds, Harrogate and York.



Total area: approx. 67.9 sq. metres (730.4 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

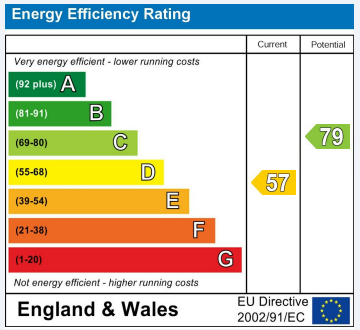
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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