



2 BECKSIDE

LEEDS, LS25 3DD

£450,000
FREEHOLD

Discover the charm of Aberford Village! If you're on the hunt for a bright and spacious property, look no further. Your dream home awaits!

MONROE

SELLERS OF THE FINEST HOMES

2 BECKSIDE

• Beautiful Mid Terrace • Four Spacious Bedrooms • Two Modern Bathrooms • Open Plan Kitchen Diner • Formal Living Room with Log Burner • Private Driveway plus Single Garage • South Facing Rear Garden • Desirable Aberford Village Setting



Beckside is a magnificent property that exudes space and light, nestled in the charming village of Aberford. If you're in the market for a family home boasting a south-facing garden and an impressive 1,531 square feet of living space, this is the ideal choice. The property showcases a stunning kitchen-diner complete with an island and French doors that open into the garden, as well as a driveway, garage, and a cosy log burner.

As you step inside, you're welcomed by an entrance hallway that leads to the guest WC. The ground floor is perfectly suited for entertaining, featuring spacious reception areas.

The formal living room is enhanced by a stunning fireplace that houses a log burner, adding to its warmth and charm.

The dining kitchen is a delightful space, fully equipped with a double oven, built-in appliances, and convenient access to a utility room and the integral garage. The kitchen also includes an island to provide extra seating, while the French doors open out to a lovely, secluded south-facing garden.

On the first floor, you'll discover four generously sized bedrooms, one of which boasts an En-Suite shower room. One bedroom comes with built-in wardrobes for added convenience, and the house bathroom is both modern and fully tiled.

Outside, the property features a private rear garden that basks in sunlight, complete with a patio, a decking area, flower beds, and a neatly kept lawn. The garden offers views over the beck. In the front garden, you'll find a driveway leading to the single garage, accompanied by a lawned garden and a charming patio area.

This is an opportunity you won't want to pass up. Book your viewing now! It's simply unmissable!

ENVIRONS

This spacious family property is located in the highly sought-after rural village of Aberford, which offers excellent amenities, including a charming local pub and a coffee shop. Its ideal location is perfect for commuters due to its close proximity to the regional motorway network. The area is home to some of the top-rated schools for all ages and provides a wide range of facilities. With easy access to Leeds City Centre, the spa town of Harrogate, and the market town of Wetherby, this property presents an exceptional opportunity for anyone seeking a comfortable and convenient lifestyle.

REASONS TO BUY

- Mid Terraced Family Home
- Spacious Throughout
- Desirable Aberford Village

- Over 1500 Sqft
- Private Driveway plus Garage
- South Facing Garden

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

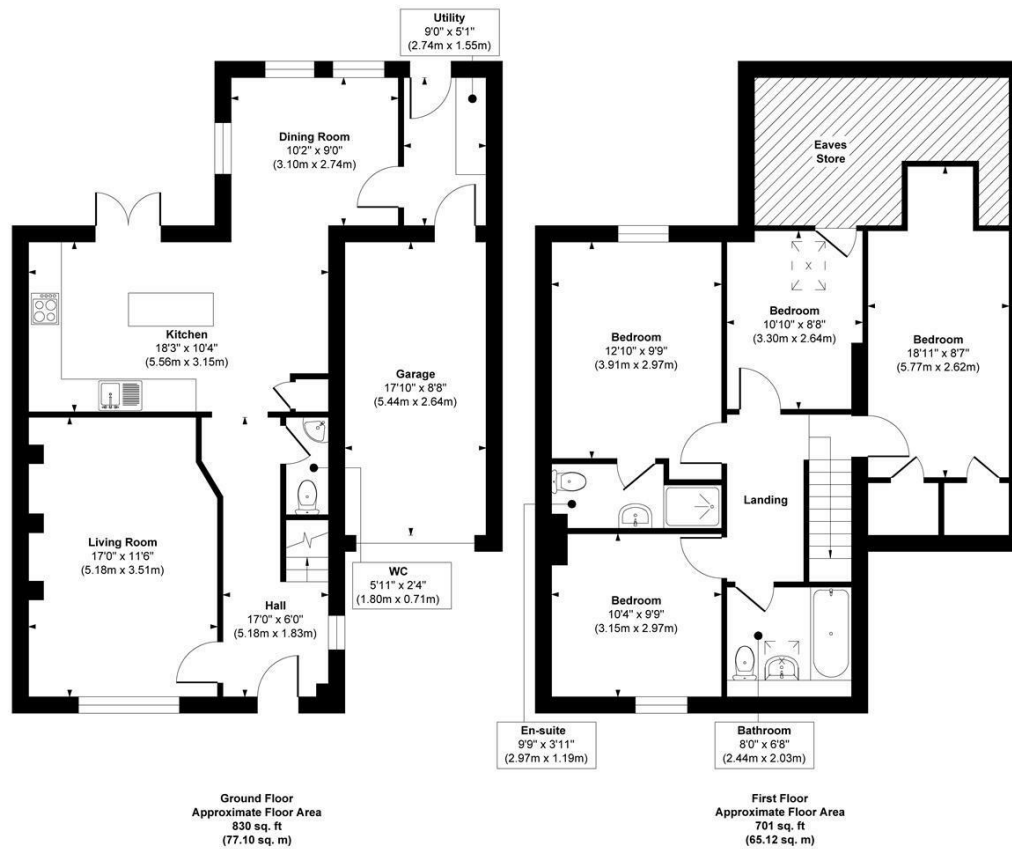
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

2 BECKSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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