



7 BRIDGE COTTAGES

LEEDS, LS25 3AB

£325,000
FREEHOLD

Are you searching for a charming cottage nestled in the picturesque village of Aberford? This quaint location is known for its unique character and delightful sense of community.

MONROE

SELLERS OF THE FINEST HOMES

7 BRIDGE COTTAGES

- Beautiful 2 Bedroom Cottage • Full Of Charm & Character • Converted Lower Ground Floor • 1046 Sqft • Brick Fire Place • Log Burner • Front & Rear Garden • Off Road Parking • Well Presented Throughout • Village Location



Bridge Cottages is a charming cottage packed with character, nestled in the picturesque village of Aberford. If you're in search of a remarkable home exceeding 1000 square feet, this delightful property might just fit the bill.

It features a variety of period elements that have been thoughtfully preserved and enhanced by its current owners. With a versatile basement space and a parking spot at the rear, not to mention a beautiful fireplace complete with a log burner, this home has much to offer.

You can enter the property through either the lounge or the kitchen. The basement serves as a flexible area that is currently being used as a study.

The ground floor showcases a beautifully presented kitchen equipped with a bespoke seating area, a Belfast sink, and space for a double oven, with convenient access to the rear of the house. The lounge is nothing short of stunning, featuring a brick fireplace that houses the cosy log burner and is adorned with lovely wood flooring.

On the first floor, you'll find two generously sized bedrooms along with a modern, elegant bathroom that boasts a separate shower and a freestanding bath. The bathroom is fully tiled and includes a stylish vanity unit.

Outside, the property offers a private garden at the rear, complete with parking space and a shed, while the front boasts a charming patio area.

ENVIRONS

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

REASONS TO BUY

- Cottage full of Charm
- Unique Throughout
- Aberford Village
- 1046 Sqft
- Parking Space
- Basement
- Front & Rear Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

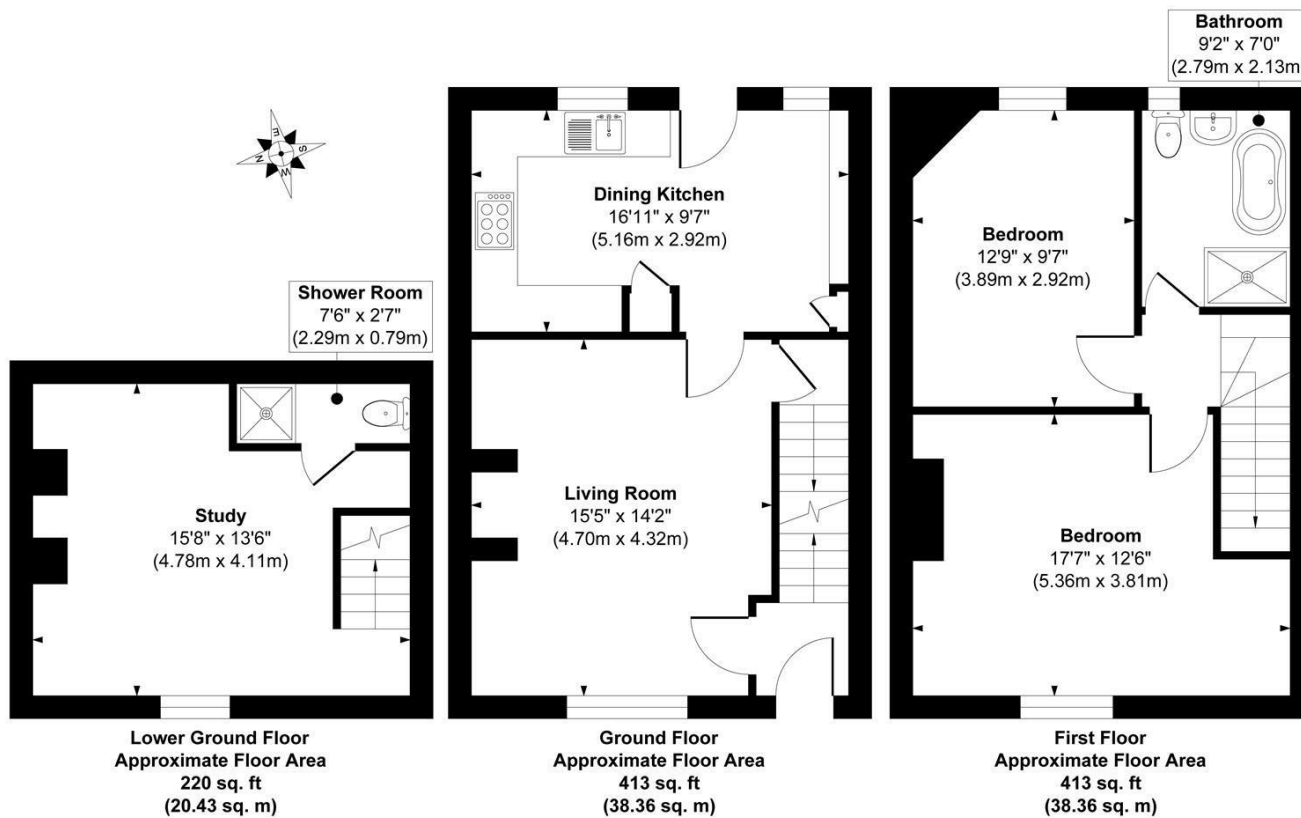
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

7 BRIDGE COTTAGES





Approx. Gross Internal Floor Area 1046 sq. ft / 97.15 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES