







Greystones Close, Aberford, Leeds, LS25 3AR

- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN LIVING
- SINGLE GARAGE AND OFF STREET PARKING
- IMMACULATE THROUGHOUT
- MODERN KITCHEN
- EPC C COUNCIL TAX C

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Offers Over £300,000

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Set in a peaceful cul-de-sac on the fringe of the highly regarded village of Aberford, this spacious three-bedroom semi-detached home enjoys an elevated position and has been well maintained and thoughtfully upgraded by the current owner.

The property offers well-proportioned accommodation arranged over two floors, with a generous open-plan living space, recently upgraded modern kitchen, three bedrooms and a stylish four-piece house bathroom. Externally, the property benefits from gardens to both the front and rear, a driveway and a single garage.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, with a useful downstairs WC and large storage cupboard. The impressive open-plan lounge/dining room provides a versatile and sociable living space, with French doors opening directly onto the rear garden. The recently upgraded kitchen is fitted in a contemporary Shaker style, offering an excellent range of wall and base units with ample storage and worktop space. A comprehensive range of integrated appliances includes a fridge/freezer, microwave, warming drawer, dishwasher, washing machine, induction hob and wine cooler.

To the first floor is a landing giving access to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The accommodation is completed by a generous four-piece house bathroom.

Externally, the property is approached via a driveway providing parking and access to the single garage, which is also alarmed. The front garden is laid mainly to lawn, while the enclosed rear garden offers a flagged patio and lawned area, providing an excellent space for outdoor dining, entertaining and relaxation.

The property is ideally situated for village life, with Aberford offering a range of local amenities including a village shop, schools, superb public houses and a regular bus service to Leeds.

For commuters, the location is particularly convenient, with the village situated approximately 8 miles north of Leeds and within around 1 mile of the A1 interchange. The A1/M1 link road and A64 Leeds to York road are also readily accessible, providing excellent connections to Leeds, York, Harrogate, the M62 and the wider Yorkshire region.







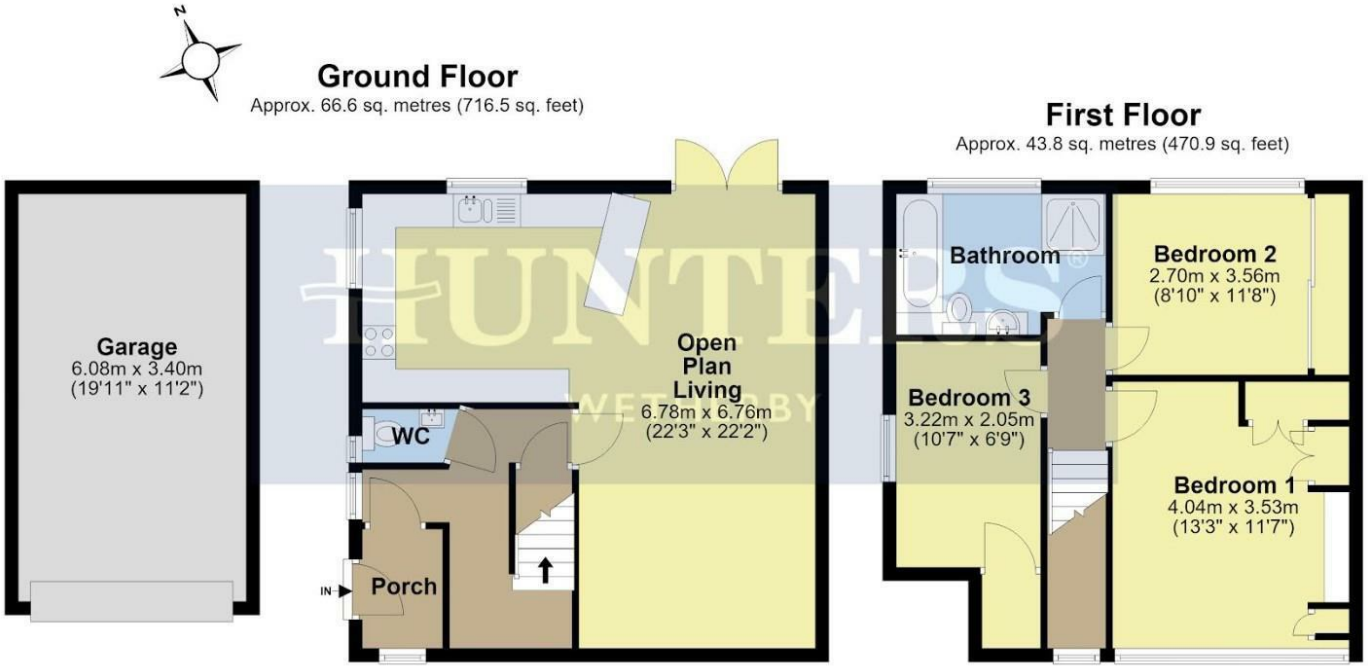












Total area: approx. 110.3 sq. metres (1187.4 sq. feet)

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

Viewings

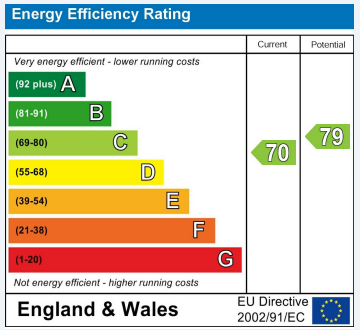
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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