



Rein Court, Aberford Leeds LS25 3BS

welcome to

Rein Court, Aberford Leeds

HOLD your horses! It's time to STOP SCROLLING and look at this SPACIOUS HOME on REIN COURT! With it's FIVE BEDROOMS and MODERN ground floor layout, this SPACIOUS detached property is PERFECT for the FAMILY buyer and includes OFF STREET PARKING, a GARAGE and REAR GARDEN!



Ground Floor

Lounge/Dining Room

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

Spacious lounge and dining room with French style patio doors giving access to the raised decking to the front, log burner, carpeted throughout.

Kitchen

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

Kitchen with fully fitted wall and base units, integrated appliances, window to the rear, door giving access into the utility room. Space for dining table creating a lovely area for family dining.

Utility Room

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

Utility room with window and door to the rear.

Bedroom Two; En-Suite

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

Ground floor bedroom two with en-suite, carpeted throughout, window to the front. En-suite with shower, W/C, washing hand basin.

Guest W/C

Ground floor guest W/C with washing hand basin.

First Floor

Bedroom One; En-Suite

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

Master bedroom with en-suite. Bedroom carpeted throughout, window to the front, central heating radiator.

Bedroom Three

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

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Four

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

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Five

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

Carpeted throughout, window to the front, central heating radiator.

Bathroom

Family bathroom incorporating a three piece suite; bath with shower facilities, W/C and washing hand basin within a integrated storage unit, spotlights, window to the rear.

Versatile Room/Study

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

Versatile room which could be used as a study, play room, additional storage room etc.



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welcome to

Rein Court, Aberford Leeds

- Guide Price **£450,000-£475,000**
- Five Bedroom Detached
- Ideal Family Home
- Rear Garden With Decked Seating Area
- Driveway & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110683 - 0006

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