



Parlington Villas | Aberford | LS25 3EP

Three Bedroom Link-Detached | Council Tax Band E | EPC Rating D

Offers Over  
£300,000

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**\* THREE BEDROOM LINK DETACHED PROPERTY \* IN NEED OF FULL MODERNISATION \* NO CHAIN! \* SINGLE GARAGE \* VILLAGE LOCATION \***

This link detached house is located within the sought-after village location in Aberford, Leeds. Situated on a small modern development, this property offers three bedrooms and is offered for sale with NO ONWARD CHAIN! The property requires full renovation, presenting an opportunity for a buyer to modernise to their own taste.

The ground floor accommodation features two reception rooms: a living room with a fireplace and access to the garden via French doors, and a separate dining room. The kitchen is equipped with a built-in hob and oven. To the first floor, the master bedroom is a double with built-in wardrobe and en-suite facilities. There is a further double bedroom with built-in wardrobe, and a single third bedroom. The property also offers a good sized family bathroom. Outside, there are gardens to the front and rear, off road parking plus a single garage.

Aberford is a desirable village with local amenities in the neighbouring towns, and access to scenic walking routes such as the Parlington Estate and the public paths towards Lotherton Hall, a well-known attraction nearby. For families, Aberford Church of England Primary School is within the village and is well-regarded locally.

Leeds city centre is accessible via car in approximately 25 minutes. The nearest railway station is at Garforth, about a 10-minute drive away, providing links to Leeds, York, and other regional destinations with journey times to Leeds around 15 minutes. There are also regular bus services connecting Aberford to neighbouring villages and towns.

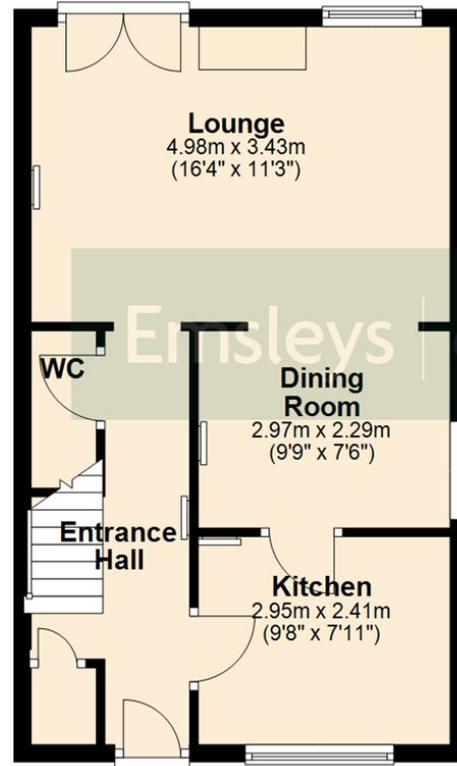
This property offers a practical option for those looking to settle in a village environment with good access to both local nature and urban amenities.





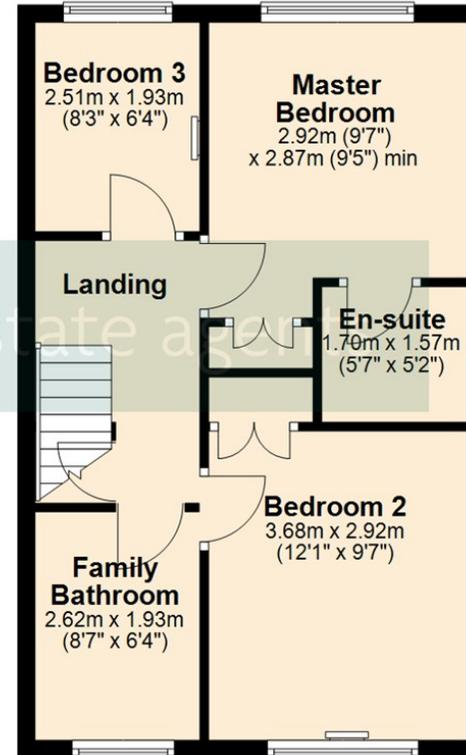
### Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

6 Main Street | Garforth | Leeds | LS25 1EZ

t: 0113 286 4000 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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