



3 Main Street North
Aberford, Leeds, LS25 3AW

£425,000

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Nestled in the charming village of Aberford, Leeds, this immaculately presented four-bedroom detached house offers a perfect blend of modern living and traditional comfort. As you step through the spacious entrance hall, you are greeted by elegant tiled flooring that sets the tone for the rest of the home. The inviting lounge features a vapor electric fire, creating a warm and cosy atmosphere, ideal for relaxing evenings.

The heart of the home is undoubtedly the open plan kitchen, dining, and living space. This area boasts a delightful cottage-style kitchen, complete with an integrated fridge and a range cooker, making it a dream for any culinary enthusiast. The layout encourages both family gatherings and entertaining friends, ensuring that every occasion is memorable. There is also the added benefit of a ground floor WC, ensuring convenience for residents and guests alike.

On the first floor, you will find four bedrooms and a shower room. Two of the bedrooms come with fitted wardrobes, providing ample storage space, while one is currently utilised as a home office, perfect for those who work remotely. The final bedroom features a handy storage cupboard, ensuring that all your belongings have a place. There is also a modern, three piece white shower suite having a walk in shower and vanity unit with wash basin and WC.

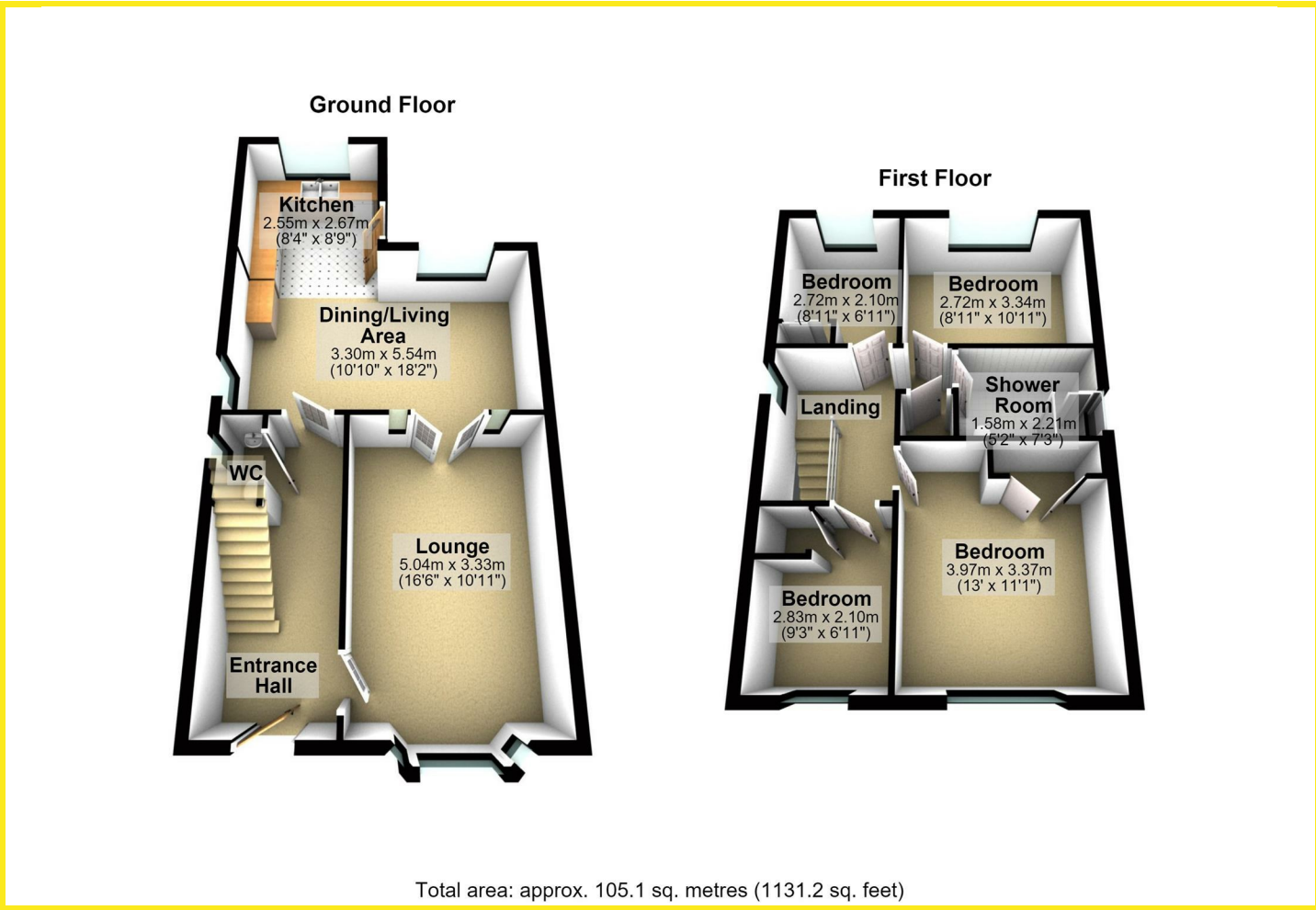
Additional features include loft access from the landing via a pull-down ladder, offering further storage options. The private and enclosed rear garden is a true sanctuary, complete with a patio seating area, lush lawn, and an abundance of plants that create a tranquil outdoor space.

For your convenience, the property also boasts off-road parking at the front, with a brick-paved driveway leading to a garage equipped with an up-and-over door and a rear courtesy door. This exceptional home is not to be missed, offering a wonderful opportunity for family living in a sought-after location.

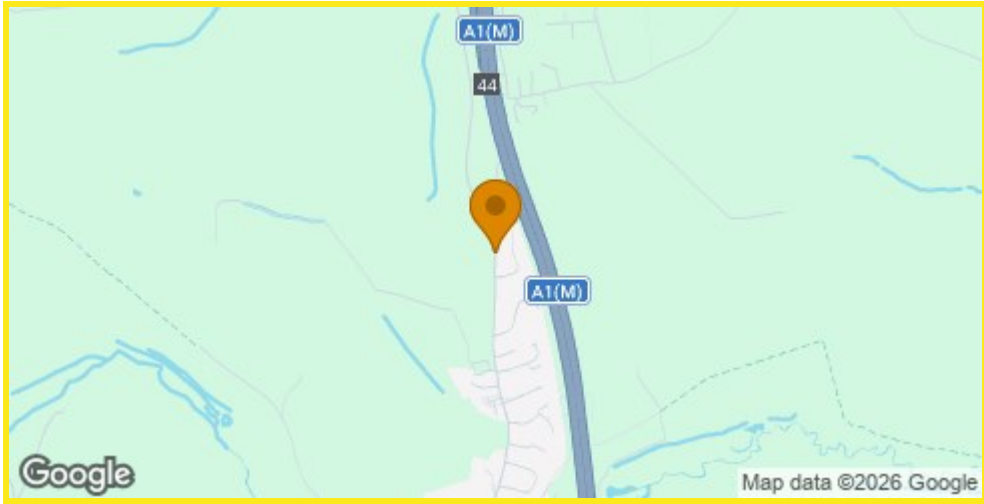




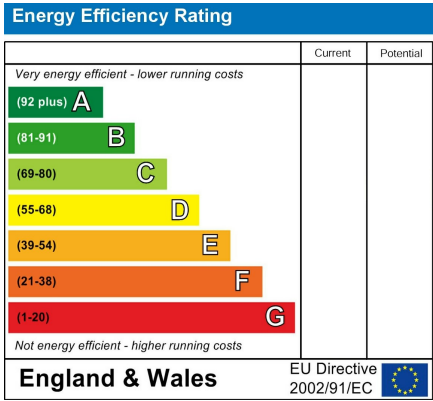
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village of Aberford from the direction of Garforth, follow the Main Street crossing over the bridge in the centre of the village. Once over the bridge continue along Main Street North and the property can be seen on the left hand side, as indicated by the agents board.