Mike Dobson







20 Hayton Wood View

Aberford, Leeds, LS25 3AN

£420,000

20 Hayton Wood View

*******UNEXPECTEDLY BACK ON THE MARKET ***Nestled in the charming area of Hayton Wood View, Aberford, Leeds, this spacious and extended five-bedroom detached family home offers an exceptional living experience. As you enter, you are greeted by a generous lounge that runs the length of the property, providing a perfect space for relaxation and family gatherings. The dining room seamlessly connects to an additional sitting room, which boasts sliding patio doors that open onto the expansive rear garden, allowing for a delightful flow between indoor and outdoor living.

The fitted kitchen is well-equipped for culinary enthusiasts, while a study and a convenient ground floor WC add to the practicality of this home. Ascending to the first floor, you will find five well-proportioned bedrooms, one of which features an ensuite bathroom, ensuring comfort and privacy for family members or guests. The family bathroom is a true highlight, showcasing a luxurious four-piece white suite that includes a freestanding bath, a walk-in shower, a vanity wash basin, and a low flush WC.

Set on a large corner plot, this property benefits from a driveway and a detached garage, providing ample parking space. The rear garden features a patio seating area, lawn, a summerhouse, a shed, a greenhouse, and a variety of mature plants and trees, perfect for gardening enthusiasts or those seeking a tranquil outdoor retreat.

This delightful home combines spacious living with a beautiful garden, making it an ideal choice for families looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this wonderful property your own.









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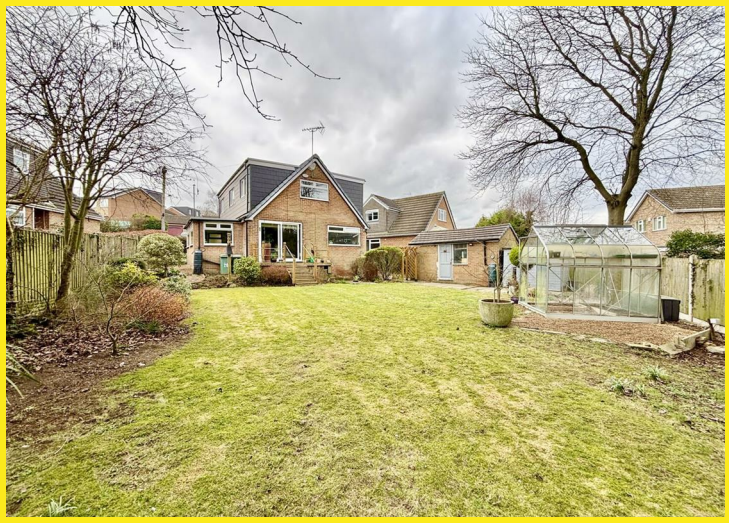




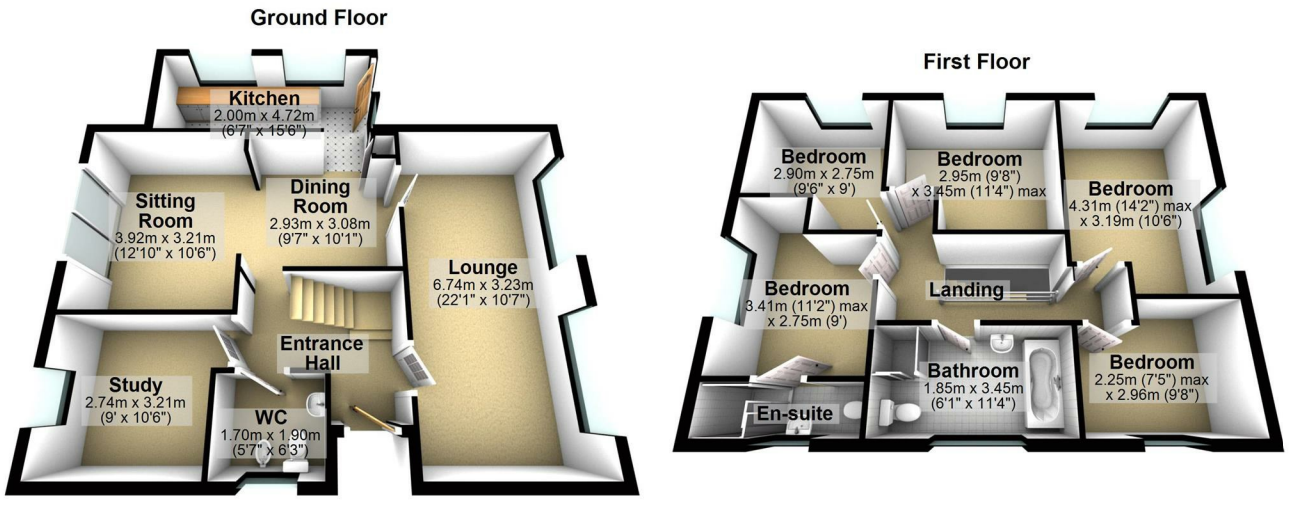






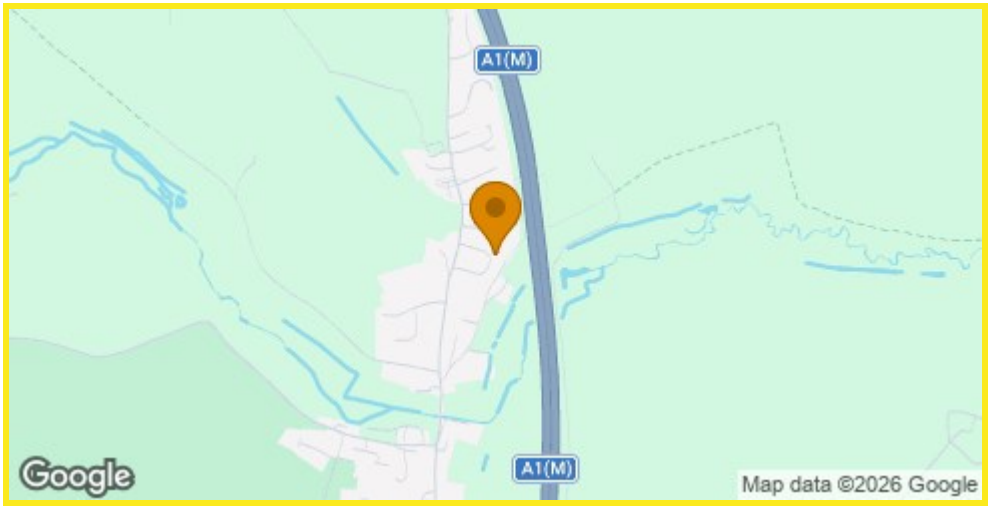


Floor Plan

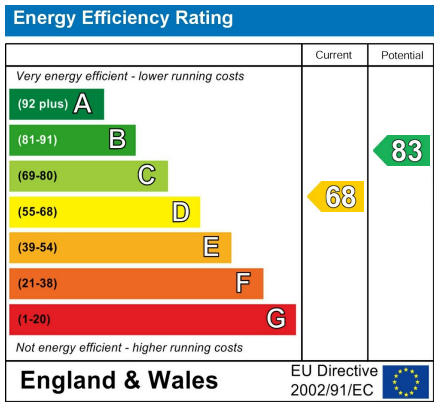


Total area: approx. 137.5 sq. metres (1480.1 sq. feet)

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 Hayton Wood View is the first turning off on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk