



20 Hayton Wood View

Aberford, Leeds, LS25 3AN

£435,000

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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.

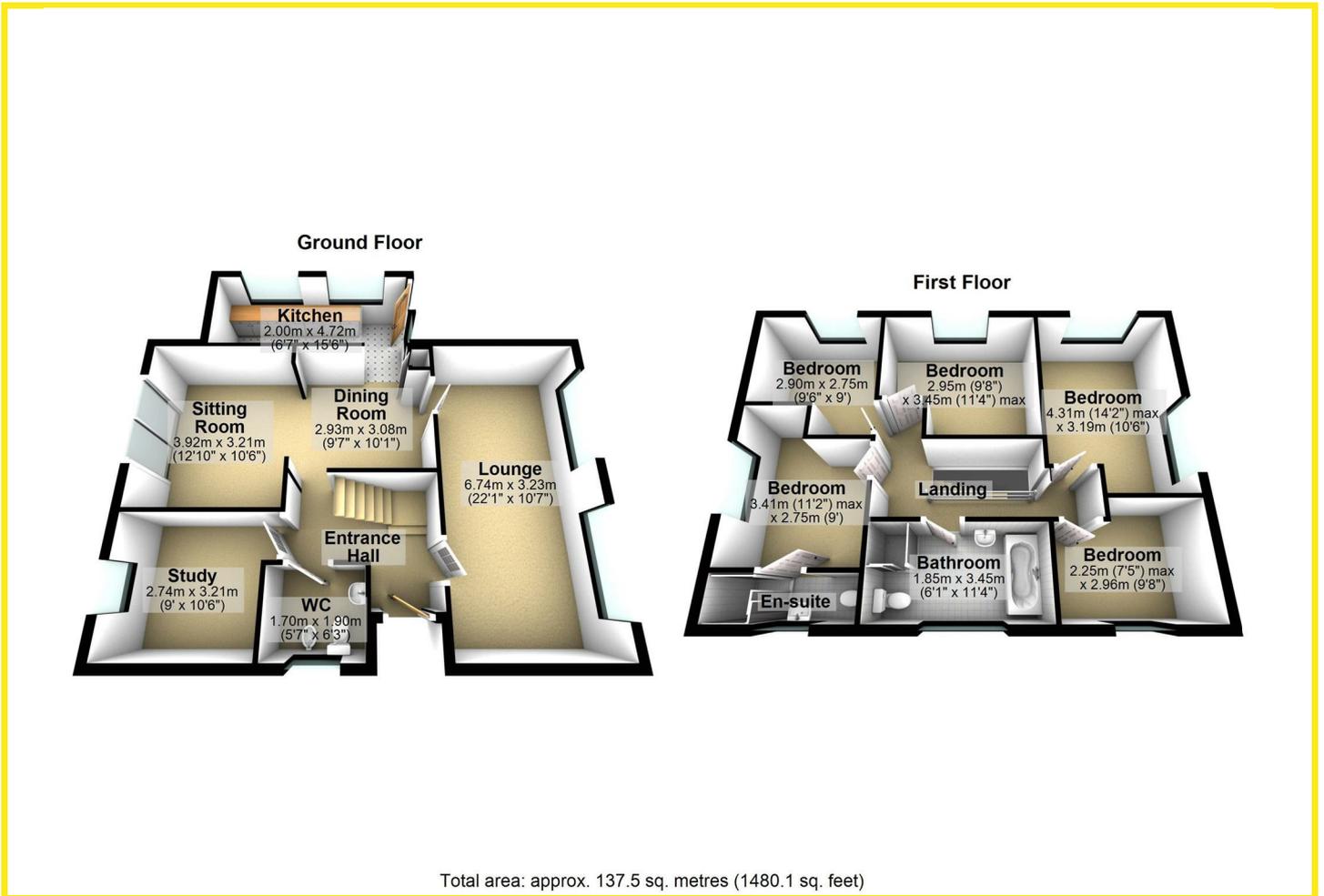
Set on a large corner plot, this property benefits from a driveway and a detached garage, providing ample parking space. The rear garden features a patio seating area, lawn, a summerhouse, a shed, a greenhouse, and a variety of mature plants and trees, perfect for gardening enthusiasts or those seeking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

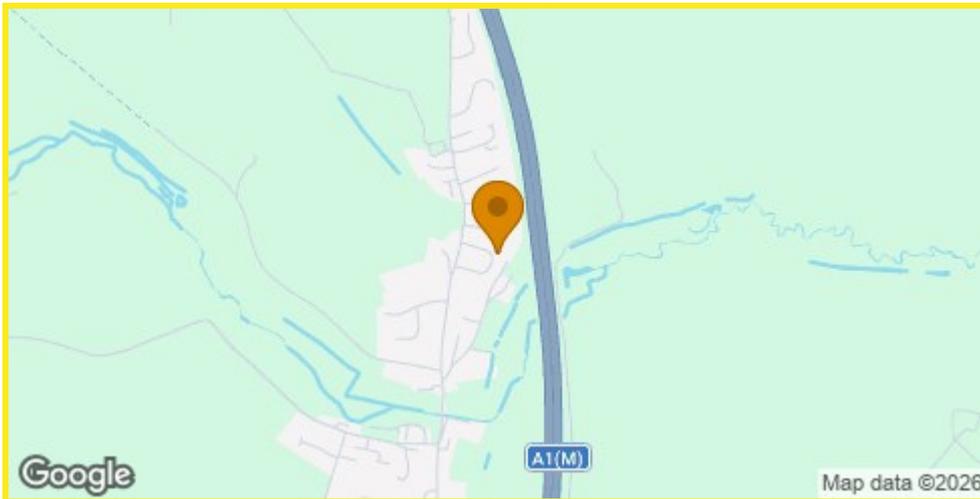




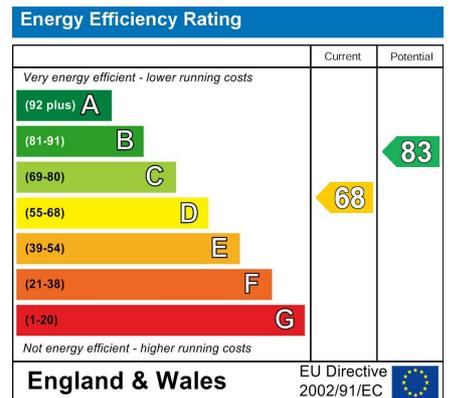
Floor Plan



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

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