

*Mike*  
**Dobson**



**23 Parlington Villas**  
Aberford, Leeds, LS25 3EP

**£124,995**

## 23 Parlington Villas

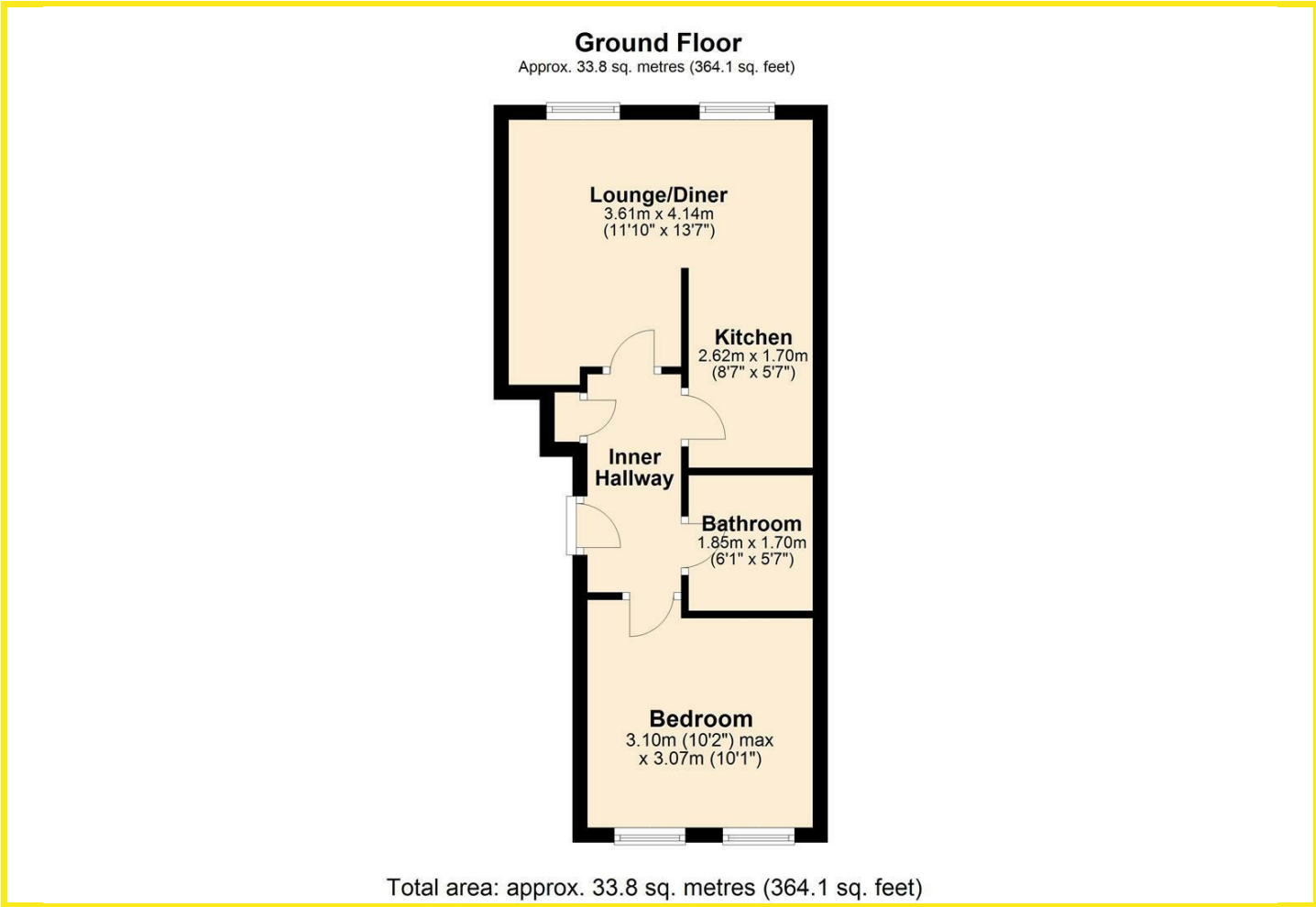
An opportunity has arisen to purchase this beautifully presented one bedroom ground floor apartment situated within a small development of similar properties in the sought after village of Aberford. The property, which is tucked away at the end of a quiet cul-de-sac, briefly comprises: communal entrance hall, hallway, lounge being open plan to the kitchen, bathroom/WC and double bedroom. In addition, the property has double glazed windows, modern electric heaters to most rooms, modern fitted kitchen with four ring electric hob and extractor chimney hood over and built in electric oven which is open plan with a breakfast bar to the lounge, three piece white bathroom suite comprising rectangular panelled bath with electric shower over and side screen, pedestal wash basin and low flush WC and fitted wardrobes to the bedroom. Outside, to the front of the property is allocated parking with two visitor parking spots. There are communal gardens to the rear with paved seating area and lawn with a gateway leading to a field. An early viewing is highly recommended to avoid disappointment! Leasehold information is available on request. Council tax band B.







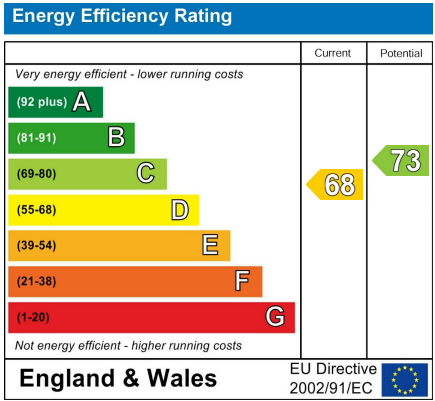
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right on to Main Street, at the traffic lights turn right on to Aberford Road, continue on Aberford road going straight over two roundabouts until you reach the turn off for Aberford, turn left on to Bunkers Hill continue on to Main Street, turn left on to Cattle Lane then left on to Parlington Villas where the property will be indicated by the agents board.