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3 bedroom semi-detached house for sale, Greystones Close, Aberford, Leeds LS25 (2

Location **Yorkshire and the Humber, North Yorkshire**
https://www.freeadsz.co.uk/x-164798-z

JUST A LITTLE DIFFERENT TO EVERYTHING ELSE YOU HAVE SEEN This DELIGHTFUL, THREE BEDROOM, SEMI-DETACHED property is situated in the POPULAR VILLAGE of ABERFORD and stood in GOOD SIZE, PRIVATE GARDENS.The property is ideally located for the commuter with the motorway network within easy driving distance, giving access to LEEDS, YORK, SELBY and surrounding areas.Boasting gas central heating and double glazing. Briefly comprising: A MODERN breakfast kitchen, lounge opening to the dining room with patio doors leading out onto a private terrace area, inner hall with doors leading to bedrooms two and three, family bathroom. To the first floor is the master bedroom with dressing area and ensuite shower room. This property has been tastefully decorated throughout. A driveway providing off road parking for two cars and leading to a single, detached garage. The enclosed garden is laid mainly to lawn with a variety of shrubs, trees and bushes providing a degree of privacy.INTERNAL VIEWING ESSENTIAL TO FULLY APPRECIATE THIS DELIGHTFUL PROPERTY.CALL NOW TO ARRANGE A VIEWING.EPC Grade = Dfirst floorBreakfast Kitchen 12' 0" (maximum) x 13' 5" (maximum) (3.66m (maximum) x 4.09m (maximum))A UPVc side entrance door leads into the kitchen. A recently refitted, MODERN range of wall and base units with roll edge work surfaces and matching splashbacks. Inset sink with mixer tap. Kickboard lighting and recess downlights to ceiling. Integrated dishwasher and washing machine. Ceramic hob with extractor hood over and electric oven. Space for fridge freezer and concealed central heating boiler. A UPVc double glazed window to side and rear. A UPVc door leading to rear.Lounge 11' 7" (maximum) x 23' 0" (maximum) (3.53m (maximum) x 7.01m (maximum))A fire surround housing a gas stove. Open tread staircase leads up to the master bedroom. Two central heating radiators, ceiling fan and light. UPVc double glazed window to rear and arch opening to:Dining Room 8' 7" x 12' 2" (2.62m x 3.71m)Double glazed patio doors leading out onto a paved terrace area. Central heating radiator and recess downlights to ceiling.Inner HallStorage cupboard and doors leading to:Bedroom 10' 3" (to wardrobe fronts) x 8' 10" (excluding door recess.) (3.12m (to wardrobe fronts) x 2.69m (excluding door recess.))Built-in wardrobes to one wall. Central heating radiator and UPVc double glazed window to front.Bedroom 9' 2" (maximum) x 8' 1" (maximum) (2.79m (maximum) x 2.46m (maximum))Currently used as a study. Laminate flooring, central heating radiator and double glazed window to side.Bathroom 9' 1" (maximum) x 5' 4" (maximum) (2.77m (maximum) x 1.63m (maximum))A rectangular panel bath with shower over, vanity sink unit and low level flush WC. Tiled walls and flooring. Central heating radiator and double glazed, obscure window.Bedroom 9' 6" x 10' 1" (2.9m x 3.07m)The bedroom area with built-in wardrobes, central heating radiator, double glazed skylight and UPVc double glazed window to side. Opening to:Dressing Area 9' 8" (maximum) x 5' 3" (excluding door recess) (2.95m (maximum) x 1.6m (excluding door recess))A double glazed skylight and access to eaves for storage. Door to:En-Suite 5' 3" x 6' 1" (1.6m x 1.85m)A white suite comprising of a walk-in shower, a corner hand wash basin and low level flush WC. Complimentary tiled walls and floor. Panelled ceiling with recess downlights, double radiator and extractor fan. Exterior: An enclosed paved terrace area with patio doors into the dining room. A driveway and a [illegible] pebbled area providing parking for 2 cars and leading to a single detached garage with [illegible] over doors. The front and side of the property is a private good size garden laid mainly to lawn with established shrubs and plants to the borders. DirectionsFrom our Garforth office turn up onto Main Street then right at the traffic lights onto Aberford Road. Follow this road straight ahead at the first roundabout then at 2nd roundabout take the 2nd exit off towards Aberford. Continue along the [illegible] towards Aberford. Follow this road into the village, over the bridge then take a right hand turn onto Greystones Close, just before leaving the village. The property can be found on the left hand side as indicated by our Reeds Rains For Sale board.IMPORTANT NOTE TO PURCHASERS:We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval.If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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