



Ground Floor

First Floor

1 Acorn House, Main Street, North Aberford, LS25 3AA NOT TO SCALE For layout guidance

## Aberford ~ 1 Acorn House, Main Street North, LS25 3AA

This three bedroom semi-detached house provides the ideal opportunity for a potential purchaser to work with the developer to have input into design and layout of the kitchen, bathroom tiles, paint and carpet colours, subject to specification and build programme.

- Kitchen (to be fitted)
- Utility and living room
- Master bedroom with en-suite shower room (to be fitted)
- House bathroom (to be fitted)
- Gas fired central heating and double glazed windows
- Landscaped gardens, terraced to the rear

**£375,000** PRICE REGION FOR THE FREEHOLD

 **1 Recep**
 **3 Beds**
 **Bath**
 **En-suite**

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

**ABERFORD**

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses, Becca Hall and Parlington Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/ Bradford Airport is within easy reach by car in approximately 40 minutes. Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.

**DIRECTIONS**

Proceeding south from Wetherby along the A168//A1. Follow the signs for Aberford. At the T junction take the first left turning into Aberford village and proceeding along Main Street North, the property is situated on the right hand side next to the former Royal Oak public house and identified by a Renton & Parr for sale board.

**THE PROPERTY**

1 Acorn House is one of a pair of semi-detached houses now nearing completion. The spacious accommodation, built to a high specification with double glazed windows, gas central heating, oak internal doors and chrome door furniture. Carpets and floor coverings to be included.

The accommodation in further detail giving approximate room sizes comprises :-

**THE ACCOMMODATION**

Will include :-

**GROUND FLOOR**

**ENTRANCE HALL**

With cloakroom and w.c.,

**LOUNGE**

15'8" x 12'7" (4.78m x 3.84m)

**DINING KITCHEN**

19'6" x 13'4" (5.94m x 4.06m)

**UTILITY ROOM**

**FIRST FLOOR**

**LANDING**

With loft access.

**BEDROOM ONE**

19'6" x 9'4" (5.94m x 2.84m) overall

**EN-SUITE SHOWER**

**BEDROOM TWO**

13'4" x 8'8" (4.06m x 2.64m)  
plus double recess.

**BEDROOM THREE**

10'4" x 9'11" (3.15m x 3.02m)  
plus door recess.

**BATHROOM**

5'9" x 6'6" (1.75m x 1.98m)

**TO THE OUTSIDE**

The property will have a block paved double parking area with electric charger points. Further tarmacadam covered driveway serves both properties with additional parking. Landscaping to be completed.

The rear garden to be completed with terracing and patio area.

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/ furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

**MORTGAGES**

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent

Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared July 2022

