

NB: There are solar panels fitted to the south roof slope, the benefit of these will be transferred upon change of ownership.

COUNCIL TAX

Band D (from internet enquiry)

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

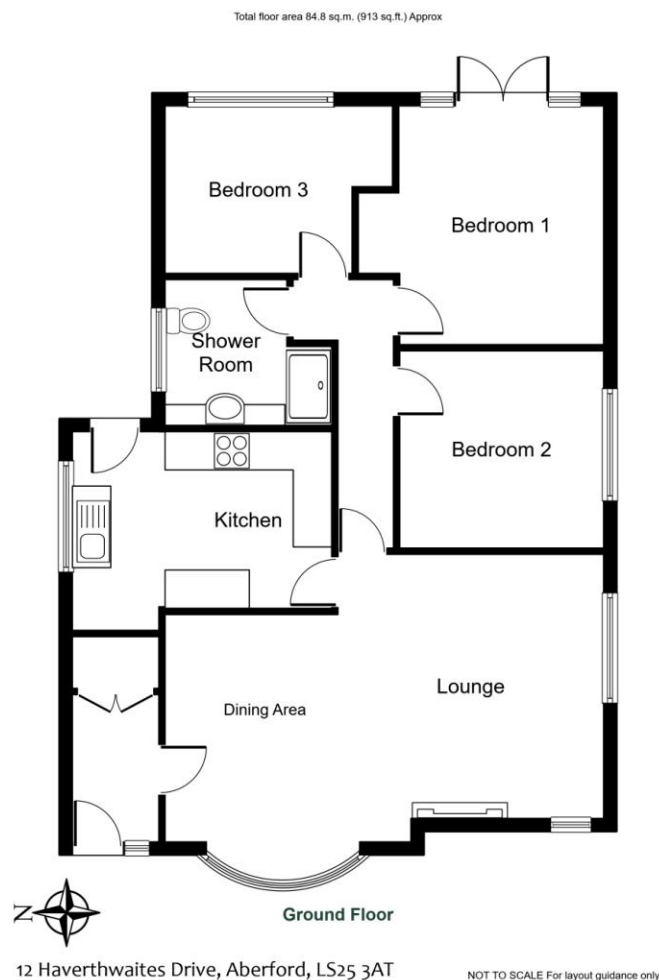
Written quotations are available on request.

Details prepared September 2022

MISREPRESENTATION ACT

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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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Aberford ~ 12 Haverthwaites Drive, Aberford, LS25 3AT

A well proportioned and beautifully presented three bedroom detached bungalow occupying a pleasant cul-de-sac location with private gardens to front and rear.

- Three bedroom detached bungalow
- Well presented and tastefully decorated throughout
- Refitted kitchen and refitted bathroom
- Private gardens to front and rear
- Off road parking and detached single garage
- Solar panels fitted to south facing roof slope

£349,950 PRICE REGION FOR THE FREEHOLD



1 Recep



3 Beds



1 Bath



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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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

Travelling south on the A1 from Wetherby turn off at the A64 junction signposted towards Leeds and York. At the roundabout keep right heading towards Leeds then take the left hand exit marked Aberford. Approaching the village, Haverthwaites Drive is the first turning on the left hand side, proceed up the cul-de-sac and number 12 is located on your right hand side.

THE PROPERTY

Well presented and tastefully decorated throughout, this three bedroom detached bungalow needs to be viewed to be fully appreciated. The property enjoys refitted bathroom and refitted Shaker style kitchen, along with solar panels fitted to south facing roof slope. The accommodation, benefiting from gas fired central heating and acoustic grade double glazed windows, in further detail giving approximate room sizes comprises:-

ENTRANCE PORCH

Entering through UPVC double glazed front door into entrance porch with cloak storage hooks, useful utility cupboard with space and plumbing for automatic washing machine, wall mounted gas fired central heating boiler and electric consumer unit, wood effect laminate flooring, central light fitting.

LIVING/DINING ROOM

22'5" x 13'4" (6.84m x 4.07m) narrowing to 11'8" (3.57m) Bright open living/dining room with double glazed bay window to front, attractive shutters to inside, two further double glazed windows to front and side, low level radiator underneath bay window and further radiator to side, feature fireplace with attractive limestone hearth and mantelpiece surround with living flame gas fire inset, two pendant light fittings and wood effect Karndean flooring.



KITCHEN

13'6" x 8'9" (4.13m x 2.68m)

A recently fitted Shaker style kitchen comprising a range of wall and base units including cupboards and drawers, work surfaces with tiled splashbacks, integrated appliances include electric double oven with further microwave oven above, induction hob with extractor hood, slimline under counter wine fridge, American style fridge freezer with wine rack above and Cook and Lewis slimline dishwasher. Two bowl stainless steel sink unit with flexible mixer tap above, double glazed window to side and recently fitted triple glazed door to rear on to attractive courtyard area, recessed ceiling lighting and wood effect vinyl flooring.



INNER HALLWAY

With loft access hatch, three ceiling light fittings, single radiator, wood effect Karndean flooring.

BEDROOM ONE

12'2" x 10'5" (3.71m x 3.2m)

A generous sized double bedroom with acoustic double glazed window to rear and French style patio doors on to rear garden, fitted wardrobes, pendant light fitting, wood effect Karndean flooring. Single radiator.



BEDROOM TWO

10'5" x 10'1" (3.19m x 3.08m)

A light and bright double bedroom with double glazed window to side, double radiator beneath with decorative radiator cover, pendant light fitting and wood effect laminate flooring.



BEDROOM THREE

11'5" x 8'4" (3.48m x 2.56m) max overall

With acoustic double glazed window to rear, radiator beneath, central light fitting, wood effect laminate flooring.

BATHROOM

7'8'2" x 5'10" (2.49m x 1.79m) widening to 4" (2.24m)

Recently fitted with a modern white suite comprising low flush WC, vanity wash basin with storage surround, useful worktop storage along with shaving power socket, large step in shower cubicle, double glazed window to side, recessed ceiling lighting, attractive tiled walls with tiled floor, extractor fan, tall ladder effect chrome heated towel rail.



TO THE OUTSIDE

A block paved driveway provides ample off road parking for several vehicles, the driveway extends to the side of the property providing access to:-

SINGLE GARAGE

19'7" x 9'10" (5.97m x 3.0m)

With timber front door, light and power laid on, two single glazed windows to side, useful workbench, space for freestanding appliances such as tumble dryer and chest freezer.

GARDENS

A decorative front garden set mainly to lawn neatly framed with well stocked flower beds and established bushes and shrubs providing a pleasant and secluded seating area to the front of the property. Hand gate to side leads to courtyard style patio area with raised flower beds, wooden planters and decorative garden pond providing a suntrap seating area. Rear garden set predominantly to lawn bordered with well stocked and raised flowerbeds to rear, gravelled area and glass greenhouse, stone flagged patio area, steps leading to French style patio doors from bedroom one. Timber storage shed to the side, outdoor electric power point.

