



Markham Cottages, Aberford, Leeds, LS25 3BA

- CAST-IRON WOOD BURNING STOVE
- MODERN WHITE BATHROOM SUITE
- QUAIN VILLAGE LOCATION
- FITTED KITCHEN WITH INTERGRATED COOKER WITH FEATURE WOOD MANTLE
- SHARED COURTYARD GARDENS
- EPC - TBC / COUNCIL TAX - C

Asking Price £240,000



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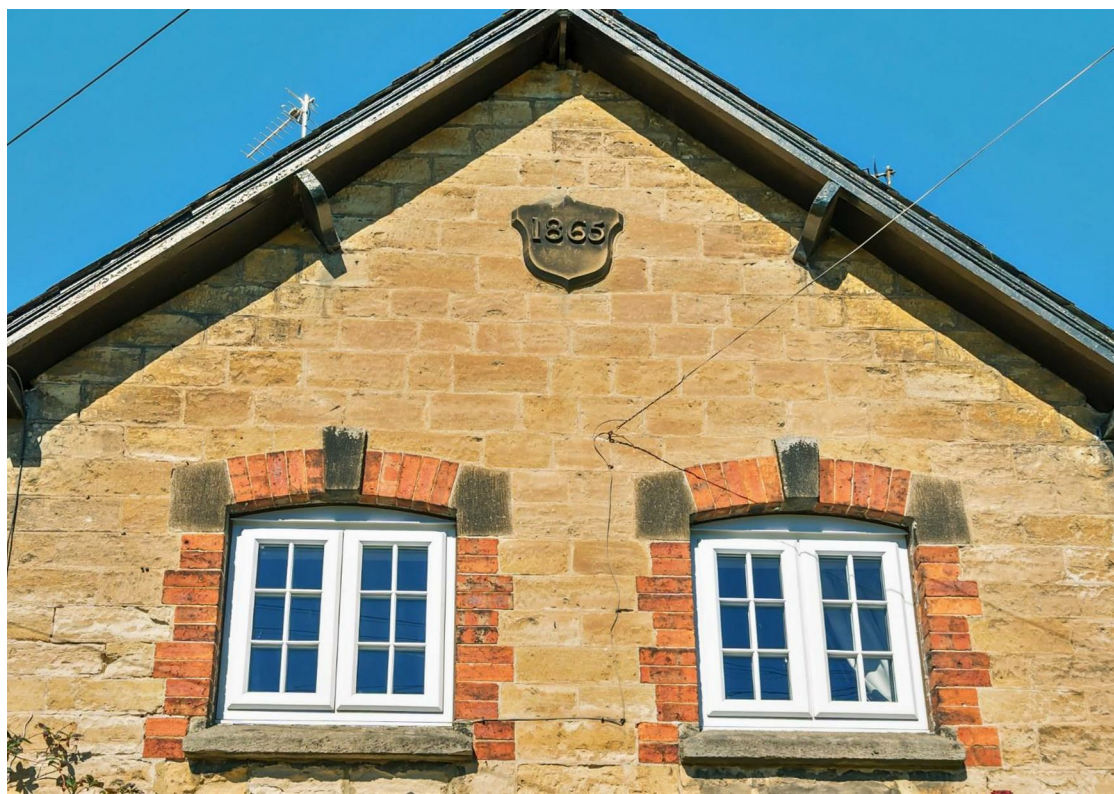
DESCRIPTION

VIEWING IS ESSENTIAL! Are you looking for a cosy traditional looking cottage - something from a chocolate box picture? That oozes charm and character? Situated within a picturesque village on the outskirts of Leeds? Then look no further than this **GORGEOUS PERIOD STYLE COTTAGE**. The property dates back to circa 1865, and has been modernised by the present owner. The property boasts a toasty **CAST-IRON MULTI FUEL STOVE**, with a stone hearth and brick surround, tiled flooring to the kitchen, feature beams and even a **PIG STY!**

The property is placed well within the popular village of Aberford, which gives excellent access to motorway connections, railway lines and amenities within Garforth and Tadcaster. The village lies on the fringes of Leeds, with York roughly only 30 minutes away by car. The property has both gas central heating and double-glazing, and has 'right of use' to a communal courtyard to the rear of the property. The accommodation briefly comprises: Fitted kitchen with a "Bosch" electric oven, as well as a free standing fridge freezer, with a beautiful floor tiled with real slate and lounge with dining area and sought after cast-iron multi fuel stove with paved hearth. To the first floor, there are two well sized bedrooms - master with period fireplace, bathroom with modern suite including a walk in shower cubicle, and electric underfloor heating.

The property is set back from the roadside, with on-street parking. There is a communal courtyard and lawn area to the rear, with private outbuildings and your very own pig sty!





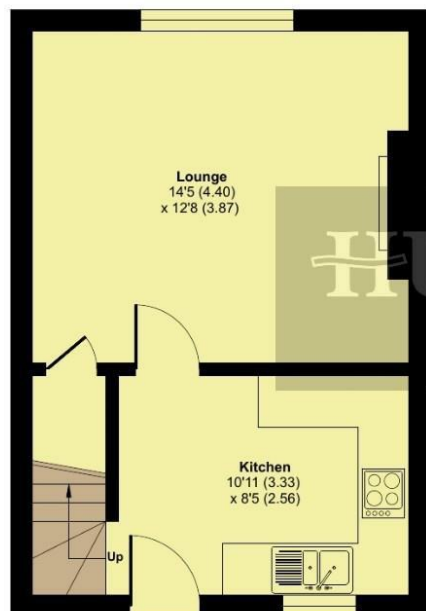
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Approximate Area = 624 sq ft / 57.9 sq m

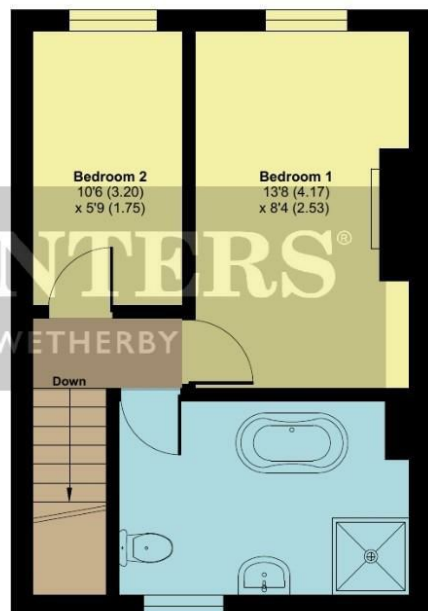
Outbuildings = 45 sq ft / 4.1 sq m

Total = 669 sq ft / 62 sq m

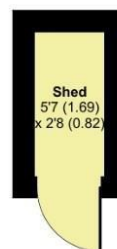
For identification only - Not to scale



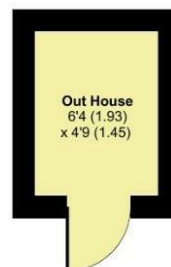
GROUND FLOOR
APPROX FLOOR
AREA 28.9 SQ M
(312 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 28.9 SQ M
(312 SQ FT)



OUTBUILDING 2
APPROX FLOOR
AREA 1.3 SQ M
(15 SQ FT)



OUTBUILDING 1
APPROX FLOOR
AREA 2.7 SQ M
(30 SQ FT)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.