



Hayton Wood View, Aberford, Leeds, LS25 3AN

- FIVE BEDROOM DETACHED DORMA BUNGALOW
- GOOD ACCESS TO LINK ROADS
- DETACHED GARAGE

- SET IN HISTORIC VILLAGE OF ABERFORD
- PRIVATE GARDEN TO REAR
- EPC RATING - D / COUNCIL TAX BAND - D

Asking Price £450,000



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DESCRIPTION

Nestled in the charming area of Hayton Wood View, Aberford, Leeds, this delightful detached house offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen is ideal for culinary enthusiasts, while the inviting living areas create a warm atmosphere for family gatherings.

Upon entering, you are greeted by an open and airy entrance hallway that sets a warm and inviting tone for the rest of the home.

The main lounge stands out as a particularly inviting space, featuring two large windows that flood the room with natural light, creating a warm and welcoming atmosphere. The elegant fireplace serves as a stunning focal point.

The open dining and lounge room is particularly inviting, featuring sliding doors that seamlessly connect the indoor space with the rear garden. This design not only enhances the flow of natural light but also creates an inviting atmosphere.

The well-appointed kitchen, located at the side of the house, boasts lovely views of the side and rear gardens creating a bright and airy atmosphere. It is equipped with an integral oven and hob, making it a practical space for culinary enthusiasts.

For those who require a dedicated workspace, the property features a versatile office space, ideal for working from home or pursuing personal projects.

The first floor features five well-proportioned bedrooms, providing flexibility for various living arrangements. The house bathroom is conveniently located.

The master bedroom is particularly noteworthy, as it features an en-suite bathroom equipped with a low-level W/C, a walk-in shower, and a hand wash basin.

The modern bathroom showcases fully tiled walls, a luxurious freestanding bath, a walk-in shower cubicle, a hand wash basin, and a low-level W.C.

To the front of the property is a driveway, which offers off-street parking. Additionally, the garage provides extra storage space, perfect for keeping your belongings organised and secure.

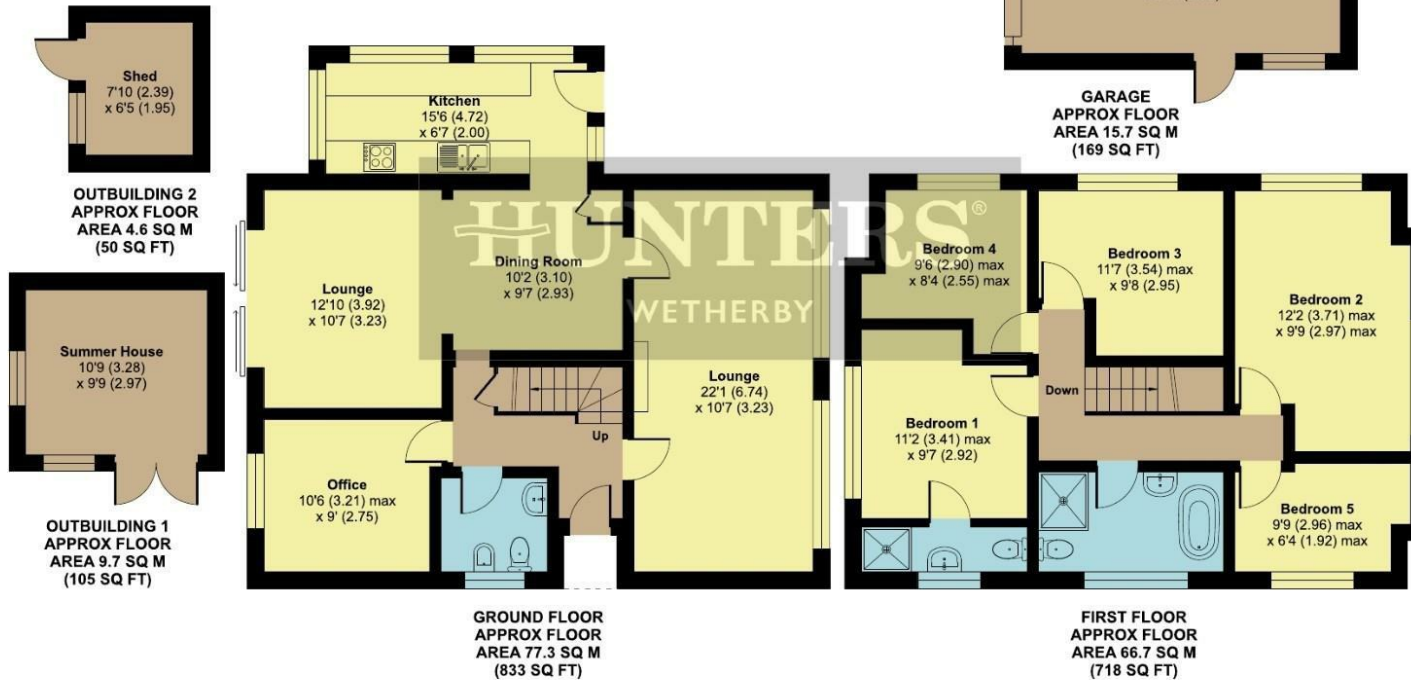
The beautifully landscaped garden at the rear offers a brilliant size for outdoor activities, gardening, or simply enjoying the fresh air. The decking area, complete with steps leading down to the garden, creates a lovely space for alfresco dining or unwinding with a good book on sunny days.





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Approximate Area = 1551 sq ft / 144 sq m
 Garage = 169 sq ft / 15.7 sq m
 Outbuildings = 155 sq ft / 14.3 sq m
 Total = 1875 sq ft / 174 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1235166

Viewings

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

Valuations

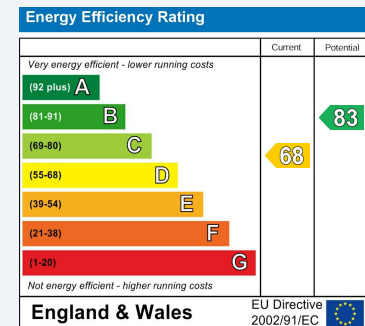
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

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