



## CHURCH VIEW MAIN STREET SOUTH

LEEDS, LS25 3DA

£475,000  
FREEHOLD

If you're dreaming of owning a charming cottage in the picturesque village of Aberford — you're looking in the right place.

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# CHURCH VIEW MAIN STREET

- Detached • Full of Character • Beams • Loft Conversion • Four Bedrooms • Dining Kitchen • Parking Space • Village Location • 1976Sqft



Church View is a stunning cottage brimming with character and charm, nestled in the picturesque village of Aberford. If you are seeking a remarkable home with a rich history dating back to the 1800s, this delightful property may be just what you need. It showcases an array of period features that have been lovingly preserved and enhanced by its current owners.

As you step inside, you'll be captivated by the exposed beams and enchanting fireplaces, all of which contribute to its unique allure. With a loft conversion, this residence offers an impressive living space of 1,976 square feet.

The ground floor is perfect for entertaining, boasting generous reception areas. Upon entering, you'll find a formal living room highlighted by a fantastic fireplace complete with a log burner.

The dining kitchen is a great space, fully equipped and featuring an island for additional seating. French doors lead from the kitchen to a charming private garden and seating area, providing convenient access to parking as well. There's also a fabulous side entrance with an outdoor sink fitted with both hot and cold taps, ideal for after a day out with the dogs. Additionally, the ground floor includes a utility area and a guest WC.

On the first floor, you'll discover three well-sized bedrooms along with two luxurious bathrooms one

featuring a shower and the other a bath with his and hers sinks, all finished to a high standard.

The second floor has been thoughtfully converted into a loft space that can serve as a fourth bedroom or a versatile study, adorned with Velux windows that let in plenty of natural light.

The basement can be reached through a hidden opening in the floorboards, which is currently serving as a storage space for bikes. However, it has great potential to be used as a playroom or an office.

Outside, the property boasts a private garden, providing a beautiful space for gatherings with family and friends, as well as designated parking.

## ENVIRONS

This charming property is situated in the highly sought-after rural village of Aberford, which boasts excellent facilities, including a delightful local pub and coffee shop. Its ideal location makes it perfect for commuters due to its close proximity to the regional motorway network. The area is home to some of the best-rated schools for all ages and offers a wide range of amenities. With easy access to Leeds City Centre, the spa town of Harrogate, and the market town of Wetherby, this property represents an exceptional choice for anyone seeking a comfortable and

convenient lifestyle.

#### REASONS TO BUY

- Detached Family Home
- Unique Throughout
- Aberford Village
- 1976Sqft
- Parking Space
- Loft Conversion

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

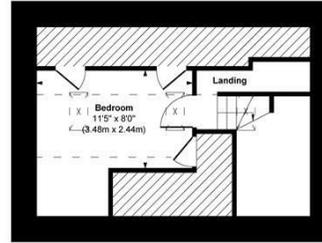
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

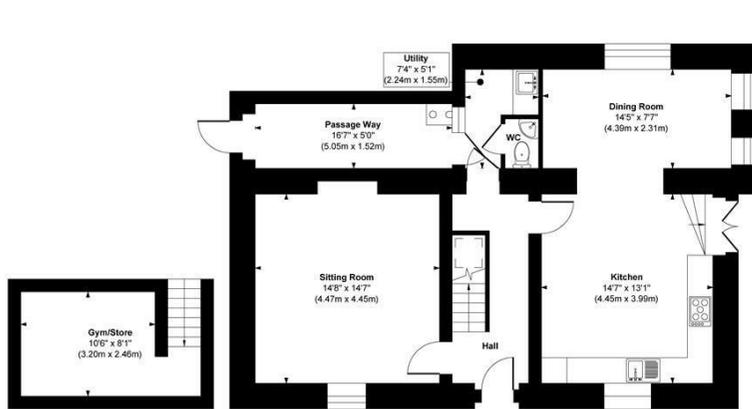
Strictly through the selling agent - Monroe Estate Agents.

## CHURCH VIEW MAIN STREET





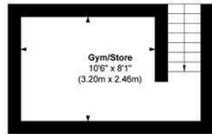
Second Floor  
Approximate Floor Area  
265 sq. ft.  
(24.61 sq. m)



Ground Floor  
Approximate Floor Area  
887 sq. ft.  
(80.54 sq. m)



First Floor  
Approximate Floor Area  
731 sq. ft.  
(67.31 sq. m)



Basement  
Approximate Floor Area  
113 sq. ft.  
(10.49 sq. m)

**Approx. Gross Internal Floor Area 1976 sq. ft / 183.55 sq. m (Including Basement)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	80
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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