



7 BRIDGE COTTAGES

LEEDS, LS25 3AB

£325,000
FREEHOLD

Are you searching for a charming cottage nestled in the picturesque village of Aberford? This quaint location is known for its unique character and delightful sense of community.

MONROE

SELLERS OF THE FINEST HOMES

7 BRIDGE COTTAGES

- Characterful cottage with a wealth of original features
- Over 1,000 sq ft of versatile and well-presented accommodation
- Beautiful lounge with exposed brick fireplace and log burner
- Private front and rear gardens with shed and dedicated parking space
- Stylish modern bathroom with freestanding bath and separate shower
- Useful converted basement currently arranged as a home study
- Highly sought-after village location in Aberford
- Excellent access to the regional motorway network and surrounding towns



Bridge Cottages is a charming and characterful cottage nestled within the picturesque and highly sought-after village of Aberford. Offering over 1,000 sq ft of versatile accommodation, this delightful home beautifully combines traditional period features with modern touches, creating a warm and inviting property.

The current owners have thoughtfully preserved and enhanced the cottage's original character, with features including exposed brickwork, attractive wood flooring and a stunning fireplace housing a cosy log burner.

The kitchen features a bespoke banquette seating area, Belfast sink and space for a range-style double oven, together with convenient access to the rear garden. The impressive lounge provides a wonderful focal point, centred around the exposed brick fireplace and log burner, creating a cosy space for relaxing and entertaining. The property also benefits from a useful converted basement, currently utilised as a study and guest space with ensuite bathroom providing valuable additional space that could be adapted to suit a variety of needs.

To the first floor are two generously proportioned bedrooms and a stylish modern bathroom. The bathroom has been finished to a high standard with full tiling, a contemporary vanity unit, separate shower and freestanding bath.

Externally, the property continues to impress with a private rear garden, useful shed and dedicated parking space, while the front offers a charming patio area, perfect for enjoying the village surroundings.

ENVIRONS

This charming property is located in the highly sought-after rural village of Aberford, which offers excellent facilities, including a delightful local pub and a coffee shop. Its prime location makes it ideal 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 provides 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 is an exceptional choice for anyone seeking a comfortable and convenient lifestyle.

REASONS TO BUY

- Characterful cottage with a wealth of original features
- Over 1,000 sq ft of versatile and well-presented accommodation
- Private rear garden with shed and dedicated parking space
- Stylish modern bathroom with freestanding bath and separate shower
- Beautiful lounge with exposed brick fireplace and log burner

- Excellent access to the regional motorway network and surrounding towns
- Highly sought-after village location in Aberford

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

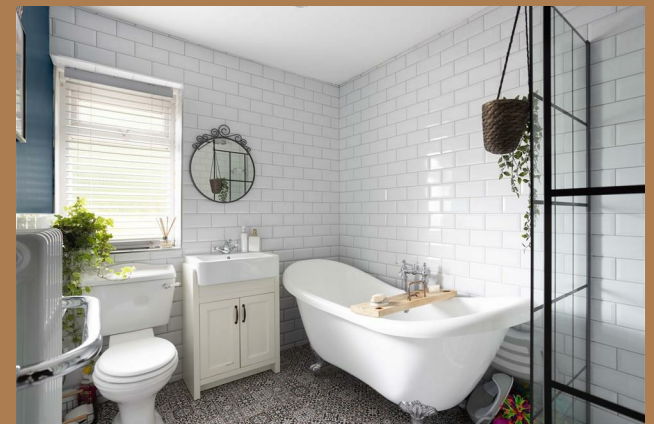
TENURE

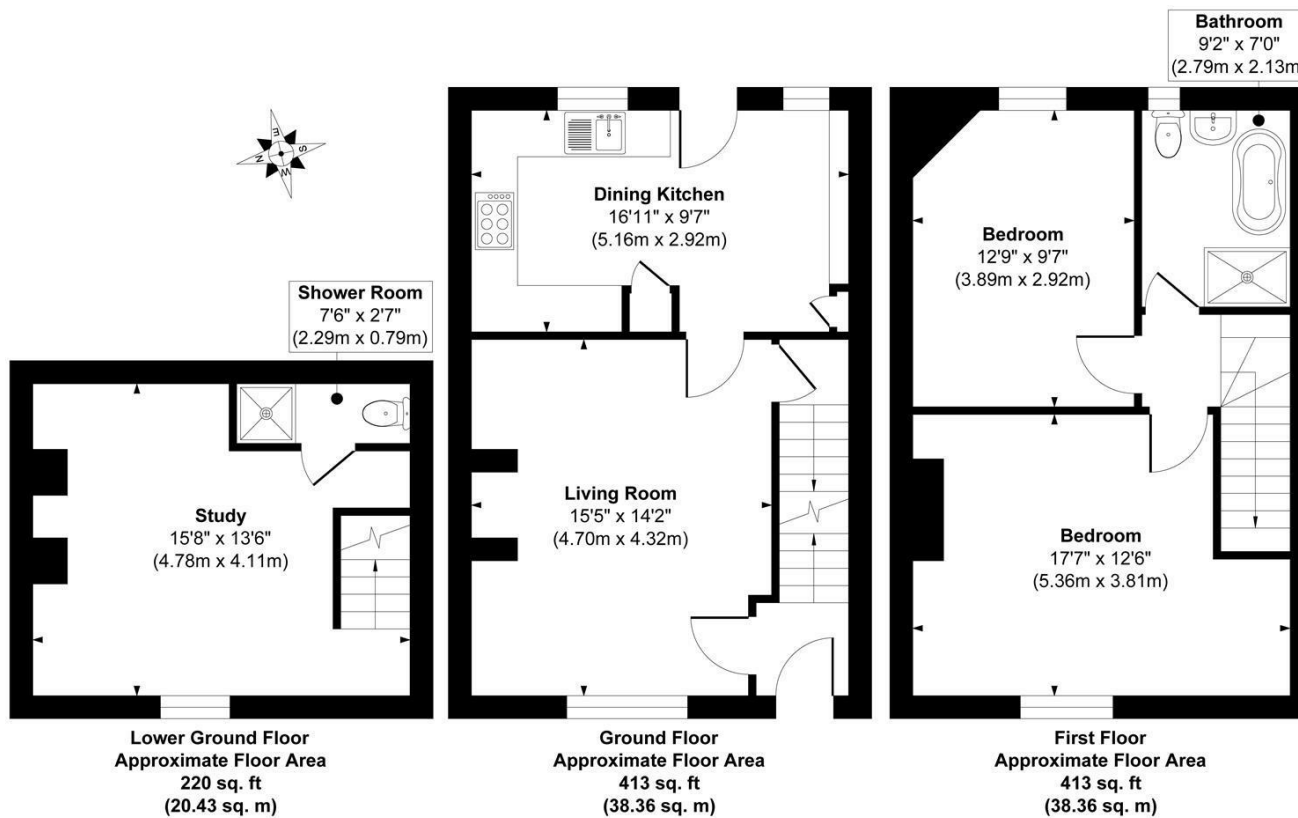
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1046 sq. ft / 97.15 sq. m
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) 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

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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