

## St. Johns Close, Leeds



**O.I.R.O £350,000**



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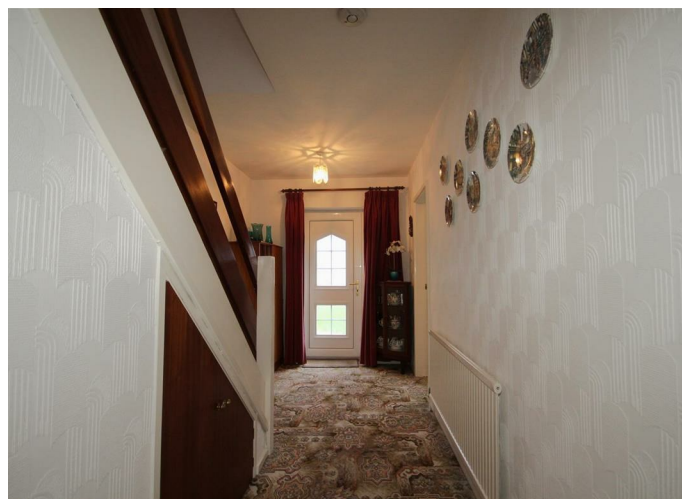


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Nestled in the charming village of Aberford, Leeds, Situated in a quiet Cul de Sac on St. Johns Close. The detached property offers a unique opportunity for those seeking a tranquil lifestyle in a picturesque setting. This village is renowned for its friendly community and beautiful surroundings, making it an ideal place for families and individuals alike. Take advantage of this beautiful property in scenic surroundings.



- For sale with no upper chain
- Sought after village location
- Substantial detached House
- Hall, lounge, dining kitchen
- Conservatory, Cloakroom
- Four first floor bedrooms, House bathroom
- Gardens to front and rear, attached garage, ample parking
- Council Tax Band E
- EPC Grade D
- Freehold

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### Reception Hall

16'5" x 6'10" (5.02 x 2.09)

Hall with uPVC, panelled and glazed external door into, central heating radiator, under stairs storage cupboard and staircase to the first floor.

### Cloakroom

4'11" x 2'6" (1.52 x 0.77)

Ground floor facility with low level flush WC and wash hand basin and with a side facing window

### Lounge

16'5" x 11'0" (5.02 x 3.37)

Reception room with wide bow window to the front, stone fireplace feature with "living flame" gas fire, central heating radiator and 4 wall light points.

### Kitchen/Diner

18'3" x 10'9" (5.58 x 3.29)

The kitchen area has a range of fitted units comprising of base cupboards and drawers with a laminate work surface, an inset single drainer sink with mixer taps, slot in cooker and with ranges of wall cupboards which partly form a divider between the kitchen and dining area. There is plumbing for both automatic washing machine and dishwashers, extractor hood over the cooker recess, door to the side, central heating radiator and with a rear facing window, In the dining section there is a further central heating radiator and with sliding patio doors to the

### Conservatory

8'5" x 7'10" (2.59 x 2.41)

Having full height windows, pitched poly-carbonate roof and French door to the rear garden, this conservatory offers not only light, you have a view of the garden, you can entertain in this room, relax, use it as an office, whatever suits you

### First Floor Landing

With a loft ladder to the roof space, there is a side facing window and airing cupboard off.

### Bedroom 1

12'11" x 11'2" (3.96 x 3.41)

Generous size main bedroom with front facing window

### Bedroom 2

11'2" x 8'11" (3.41 x 2.73)

Another decent size double bedroom to the rear of the property

### Bedroom 3

8'11" x 6'11" (2.73 x 2.12)

Good size single bedroom with rear facing window

### Bedroom 4

8'11" x 6'11" (2.72 x 2.11)

With a small, shallow bulkhead, front facing window

### House Bathroom

7'10" x 5'3" (2.39 x 1.61)

With suite of panelled bath with mixer shower taps, pedestal wash hand basin and low level flush WC. Tiled surround, opaque, rear facing window and central heating radiator.

### External

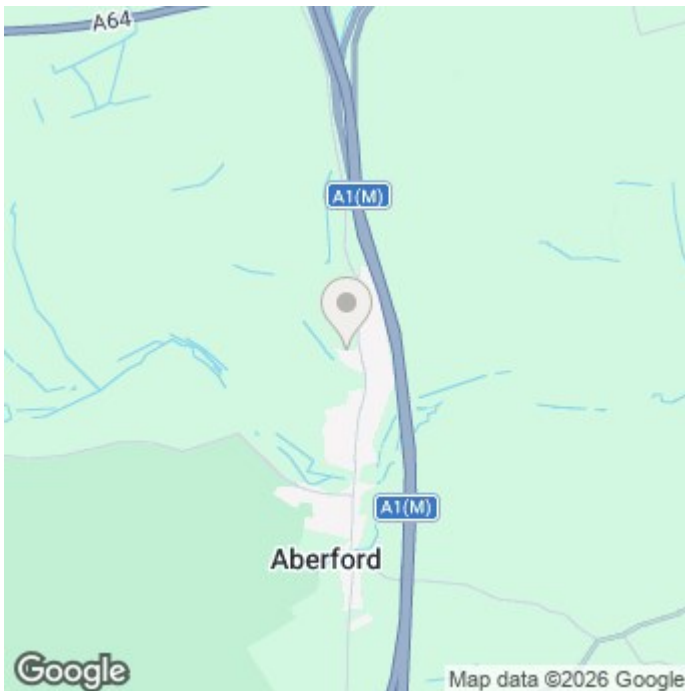
To the front, the property has an angled garden with lawn and flower bed and with a long tarmac drive which offers extensive parking and leads to the ATTACHED GARAGE which has an up and over door, power, light, houses the gas fired central heating boiler and also has a personal door to the rear garden. The rear garden is well enclosed and has areas of lawn and flower beds and rockery together with sitting areas and a timber garden shed. This area backs onto a farm yard.



## Floor Plan



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>                            |           | <b>74</b>                                                                                                     |
| (55-68) <b>D</b>                            | <b>57</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>                  |           | EU Directive 2002/91/EC  |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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