



TENURE

Freehold.

COUNCIL TAX

Band E (from internet enquiry).

SERVICES

We understand mains water, electricity, oil central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2025



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		
	58	81
England & Wales	EU Directive 2002/91/EC	



Aberford ~ 3 Field House, Field Lane, LS25 3AE

A unique and remarkably spacious 2 bedroom semi-detached period property, feature high ceilings, courtyard garden and driveway with off road parking available. Convenient village location. No onward chain.

- Superb open plan living room dining area
- Kitchen with hardwood work tops
- Separate utility room and garage
- 2 double bedrooms one with dressing room en suite
- Bathroom with 4 piece suite
- Gas central heating
- Elevated position in the heart of the village

£435,000 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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All-round excellence, all round Wetherby since 1950

Property Description

This charming semi-detached period property, nestled in the heart of Aberford Village, commands an elevated position. Tastefully decorated throughout, it boasts high ceilings and an open plan living and dining area with wood burning stove. The fitted kitchen, complete with hardwood worktops, integrated appliances and a Belfast sink, is perfect for culinary enthusiasts. A separate utility room connects to a small garage and offers access to the walled courtyard.

A turned staircase leads to the first floor, where you'll find two double bedrooms. One features fitted wardrobes, while the principal bedroom includes a walk-in dressing room with hanging rails storage cupboards and shelving. The bathroom is partially tiled and equipped with a four-piece suite, including walk in shower, bath, wash basin, and WC.

Outside, a driveway provides off-road parking for two or three cars, and the small garage is useful for storage. The private walled courtyard with log store is mainly paved and ideal for outdoor entertainment. The front garden, with its wrought iron hand gate to Field Lane, features twin steps up to the front door and a variety of bushes and shrubs, adding to the property's charm and character.

