

## TO THE OUTSIDE

A driveway to the front providing off road parking for four vehicles, in turn gives access to :-

## DOUBLE GARAGE

6.4m x 5.13m (21'0" x 16'10")  
Having roller shutter door, double glazed window to rear, integral access to utility room, light and power laid on.

## LAUNDRY ROOM

7.16m x 2.74m (23'6" x 9'0")  
Entered from the rear of the property a lower ground floor level and houses gas fired central heating boiler, gas and electric meters, double drainer sink unit, plumbed for automatic washing machine. There is also access to extensive underfloor storage areas with further potential, if required.

## GREEN HOUSE

3.89m x 2.64m (12'9" x 8'8")  
Light, power and water.

## WORKSHOP

5.28m x 1.75m (17'4" x 5'9")  
With light and power, double glazed windows.

## GARDENS

The property occupies a choice corner position affording a good degree of privacy comprising established bushes and shrubs, shaped lawns to three sides. Enclosed rear garden with wrought iron gate, raised decking area and vegetable garden to the side.



## COUNCIL TAX

Band F (from internet enquiry)

## 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 March 2023

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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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	



## Aberford ~ 32 Hayton Wood View, LS25 3AN

A substantial four-bedroom, three bathroom detached property providing versatile family accommodation occupying a generous size corner plot. Offered on the open market for the first time in 37 years.

- Lounge, Dining Room, Kitchen, Conservatory and study
- Side Utility link to Double Garage
- Four bedrooms and three bathrooms
- Workshop and greenhouse to rear
- Corner position with private gardens

**£460,000** OFFERS REGION FOR THE FREEHOLD



**2 Recep**



**4 Beds**



**3 Baths**

## MISREPRESENTATION ACT

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**Renton & Parr**

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ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
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*Premium*

All-round excellence, all round Wetherby since 1950

## ABERFORD

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses and Becca Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes. Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.

### DIRECTIONS

Proceeding from Wetherby southbound along the A1/A168 to the junction with the A64 following the signs for Aberford village. Proceeding along Main Street, Hayton Wood View is on the left hand side.

### THE PROPERTY

An individual and substantial detached house providing excellent family accommodation providing scope for some updating and modernising to individual taste and requirements.

Benefiting from gas fired central heating the double glazed accommodation in further detail comprises :-

### GROUND FLOOR

#### ENTRANCE HALL

With entrance door, radiator in cabinet, staircase to first floor, understairs storage cupboard, laminate floor.

#### LOUNGE

5.84m x 5m (19'2" x 16'5")  
Double glazed window to front, radiator, stone fireplace with slate hearth, display niche, electric fire.



#### DINING ROOM

4.22m x 3.66m (13'10" x 12'0")  
Radiator in cabinet, laminate floor, ceiling cornice, open breakfast bar to kitchen.



#### CONSERVATORY

4.24m x 3.07m (13'11" x 10'1")  
Double glazed windows to three sides including patio door to garden, radiator.



#### KITCHEN

4.8m x 2.67m (15'9" x 8'9")  
Range of wall and base units including cupboards and drawers, work surfaces with tiled surrounds, double drainer stainless steel sink unit with mixer tap, ceramic tiled floor, radiator in cabinet, double glazed window.



#### SIDE LOBBY

With w.c., (off), tiled walls, tiled floor, low flush w.c., wash basin, double glazed window.

#### UTILITY ROOM

4.44m x 2.59m (14'7" x 8'6")  
With secondary entrance door to front and further door to rear, double glazed windows. Door to garage.

#### STUDY

3.66m x 2.74m (12'0" x 9'0")  
Double glazed window to front, radiator, fitted wall shelving.

#### BEDROOM ONE

4.32m x 3.58m (14'2" x 11'9")  
Double glazed window to rear, porthole side window, laminate floor, built in wardrobes, radiator.



#### BATHROOM ONE

A three piece coloured suite comprising corner bath, low flush w.c., vanity wash basin, half tiled walls, radiator, double glazed window, pine panelled ceiling.

#### BATHROOM TWO

Tiled walls and floor. A three piece suite comprising "sunken" bath, vanity wash basin, separate shower cubicle, chrome heated towel rail, double glazed window.

### FIRST FLOOR

#### LANDING

Giving access to :-

#### BEDROOM TWO

4.22m x 3.38m (13'10" x 11'1")  
Double glazed window to rear, radiator, loft access, built in wardrobes, vanity wash basin. Airing cupboard (off) with insulated tank.



#### BEDROOM THREE

3.58m x 3.2m (11'9" x 10'6") plus door recess  
Double glazed window to front, radiator, laminate floor, built in wardrobes.

#### WALK-IN BOXROOM

And further access door to eaves storage.

#### BEDROOM FOUR

5.54m x 1.42m (18'2" x 4'8")  
Having restricted head room, two Velux windows, fitted cupboard.

#### BATHROOM

Three piece suite comprising low flush w.c., vanity wash basin with cupboards beneath, shower cubicle, tiled walls and tiled floor.