



Holly Tree Barn

17 Beckside, , Aberford LS25 3DD

£335,000 | Freehold

maxwell hodgson

estate agents

Lower Entrance Hall

Entrance door with sealed unit double glazed window to front, radiator, step up to Upper Hall, doors to bedroom 3 and bathroom.

Bedroom 3

12'10" x 6'5" (3.91 x 1.96)

Two windows to front, radiator.

Ground floor Bathroom

Contemporary white suite with free standing roll top bath, oval wash basin set in vanity surround, low flash wc, radiator and chrome ladder towel rail, tiled walls, window to side.

Main Hall

Stairs to the first floor with feature lighting.

Sitting Room

15'11" x 14'5" + recess (4.85 x 4.39 + recess)

Feature stone fireplace and hearth with multi fuel burner, radiator, glazed double doors to rear, windows to rear, under stairs storage cupboard.

Kitchen/Dining Room

24'0" x 11'0" max (7.32 x 3.35 max)

Central kitchen area with dining area to one end and breakfast area to the other. Extensive wall and base units with two peninsular base dividers, stainless steel circular sink unit with drainer, Neff 5 ring gas hob, Baumatic canopy hood above, Neff single oven and microwave, integrated fridge, freezer and dishwasher. Smeg washer dryer, stable entrance door to side.

Dining Area

Two Velux windows with high vaulted ceiling. Glazed double doors opening to the rear garden.

First Floor Landing

Exposed roof trusses, Velux window to rear. Glazed door access to a Juliet balcony overlooking the rear gardens. Radiator, Contemporary balustrade.

Bedroom 1

15'9" x 11'0" (4.80 x 3.35)

Exposed roof trusses, window to rear and slit style narrow panes to front and rear, two radiators, feature wide arched window at floor level looking over rear garden. Velux window to rear.

Bedroom 2

12'0" x 10'0" (3.66 x 3.05)

Window to rear, Velux window to rear, exposed roof trusses, radiator, door to

Study

7'2" x 5'6" (2.18 x 1.68)

(Possible ensuite subject to regulations and conversion) slit style narrow pane window to front, Velux window to front. Radiator, exposed roof trusses.

Family Bathroom

Contemporary suite with bath having shower above and curved glass shower screen, oval wash basin set into vanity surround, low flush wc, exposed roof trusses, Chrome ladder towel rail, arrow slit style narrow pane window to front.

Garage

17'0" x 8'10" (5.18 x 2.69)

Driveway approach with parking. Remote up and over door, with cold water tap, personal rear door leading to the front garden.

Outside

Approached via a pathway to the front with large front lawn and shaped borders.





Rear

Professionally designed and landscaped with a path and wrought iron gateway leading from the front garden. Circular lawn area, raised decking and pergola. Further paved and decked area. Raised rear borders with exterior lighting.

Services

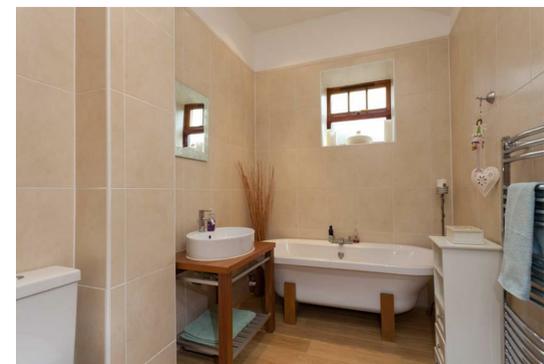
All mains services are understood to be connected to this property.

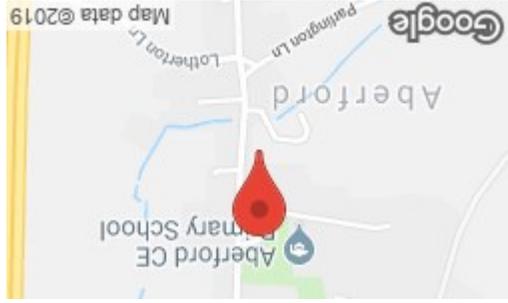
Council Tax Band

We understand the property has been placed in council tax band E.

Directions

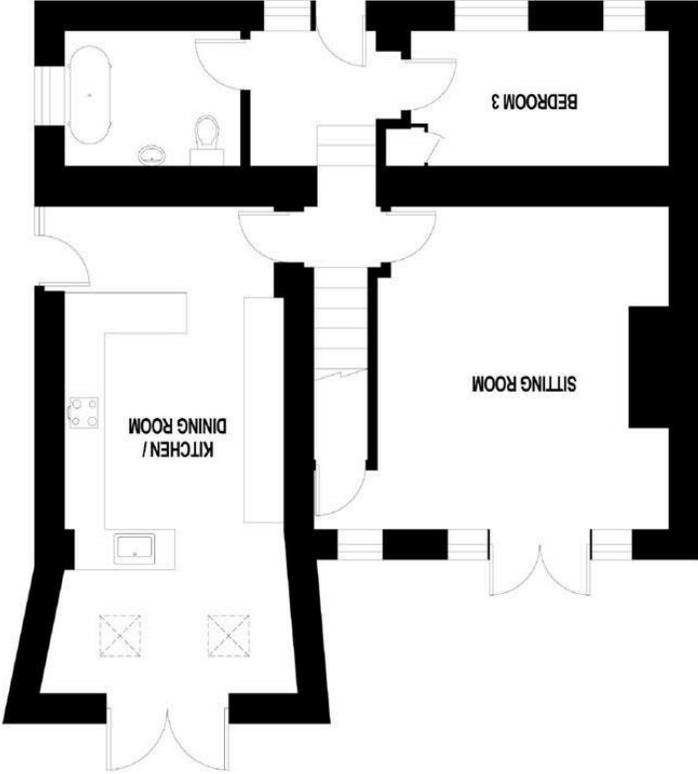
Leaving Wetherby via the A1 South, take the exit signposted Leeds and York A64, at the roundabout turn right signposted to Aberford, follow the road into the village. Proceed through the village on the Main Street and Beckside can be found as a turning on the right hand side towards the southern end of Aberford. No 17 is found on the right hand side as you enter the cul de sac.



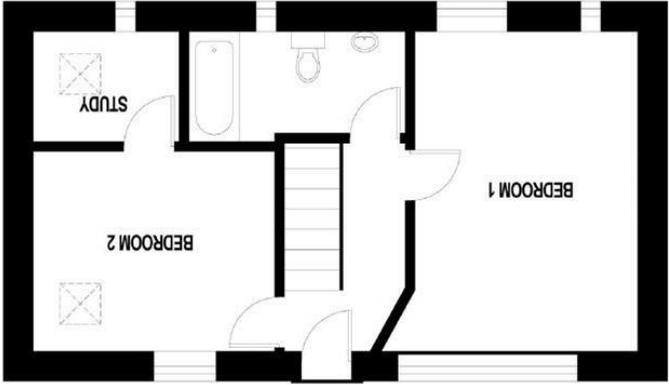


[Directions](#)

GROUND FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 833 SQ FT / 77 SQ M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
APPROX. 474 SQ FT / 44 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 1307 SQ FT / 121 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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