



Holly Tree Barn

Aberford, Leeds, LS25 3DD
£575,000



SIGNATURE

BY

Emsleys | estate agents

Holly Tree Barn Beckside

Aberford, Leeds, LS25 3DD

* STUNNING BARN CONVERSION * THREE BEDROOMS * CHARACTERFUL & CONTEMPORARY
LIVING THROUGH OUT * LOUNGE WITH LOG BURNER * DINING KITCHEN * GARAGE & PARKING *

Stunning architecturally designed barn conversion offering individual character with contemporary living accommodation throughout. Immediately upon entering the property, a distinct feeling of space and abundance of natural light welcomes you. Incorporating characterful barn features, unique in design, this property will not disappoint those seeking a more individual home.

A welcoming hallway with access to the recently refitted ground floor bathroom with three-piece white suite. Across the hallway is the third bedroom, currently used as a home office, with windows overlooking the front garden.

A stylish and spacious lounge with a central feature fireplace and wood burner stove, sliding patio doors lead out onto the beautiful landscaped rear garden. Across the hallway, the extended dining kitchen with integrated appliances provides a fantastic sociable living space for entertaining, with sliding patio doors leading out onto the rear garden.

To the first floor, exposed wooden beams and Juliet balcony overlooking the rear garden. Two good sized double bedrooms, vaulted ceilings and exposed beams. Bedroom two benefits from a walk in dressing room with fitted wardrobes - although this was previously an en-suite, which could be re-converted if desired. A contemporary house bathroom featuring longer length walk-in shower.

Gated access leads into an enclosed front garden, which has been well maintained with side wrought iron gated access leading to the rear garden. The rear garden has been professionally designed, and landscaped. In addition, there is a single garage with driveway parking to the front.

- STUNNING BARN CONVERSION LOCATED WITHIN A PICTURESQUE VILLAGE
- ARCHITECTURALLY UNIQUE IN DESIGN
- GENEROUS LOUNGE WITH LOG BURNING STOVE
- DINING KITCHEN WITH INTEGRATED APPLIANCES & ACCESS INTO REAR GARDEN
- BEDROOM TWO WITH DRESSING ROOM
- JULIETTE BALCONY OVERLOOKING REAR GARDEN
- GARAGE, DRIVEWAY & MATURE ESTABLISHED GARDENS
- COUNCIL TAX BAND E & EPC RATING C











6 Main Street, Garforth
Leeds LS25 1EZ

t. 0113 286 4000

e. garforth@emsleysestateagents.co.uk

www.emsleysestateagents.co.uk

35 Austhorpe Road, Crossgates
Leeds LS15 8BA

t. 0113 284 0120

e. crossgates@emsleysestateagents.co.uk

4 Wolsey Parade,
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. sherburn@emsleysestateagents.co.uk

65 Commercial Street, Rothwell
Leeds LS26 0QD

t. 0113 201 4040

e. rothwell@emsleysestateagents.co.uk

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



SIGNATURE

BY

Emsleys | estate agents