



 **4**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



Jarick House is a beautifully presented four bedroom link detached cottage located in the heart of Aberford. Offering spacious living accommodation throughout and set over three floors, the property comprises in brief: entrance hallway, open plan living area with contemporary fitted kitchen. First floor: landing with wardrobe space, two double bedrooms and a family bathroom. Second floor: landing, Master bedroom with en-suite and there is a further bedroom. Benefits from double glazing and gas central heating.

Externally, to the rear you will find a car port to the rear which is currently used for storage. To the front is a walled garden is low maintenance with lawned area and flagged patio.

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Externally, to the rear you will find a car port to the rear which is currently used for storage. To the front is a walled garden is low maintenance with lawned area and flagged patio.

The property is situated in the sought after, picturesque village of Aberford, which benefits from a range of facilities including primary schooling, public house and a regular bus service to Leeds. The village is situated just 8 miles north east of Leeds and within 1 mile of the A1 interchange. The A1/M1 link road and the A64 Leeds to York road are close by, providing easy access to the M62 and major towns.

Sitting Area 15' 03" x 12' 42" (4.65m x 4.72m)

Double glazed sliding door opens to the rear garden. Three skylight windows. Solid oak flooring. Central heating radiator. Wall lights.

Kitchen 17' 40" x 11' 50" (6.20m x 4.62m)

Fitted with a range of high gloss wall and base units. Laminated worksurfaces. Tiled splashbacks. Range style free standing cooker with extractor hood over. Integrated dishwasher, under counter fridge and freezer. Breakfast bar. Wood burner. Two double glazed windows.

WC 3' 80" x 2' 70" (2.95m x 2.39m)

Push button wc. Wash basin with tiled splashbacks. Oak flooring. Heated towel rail.

Bedroom 2 11' 55" x 11' 67" (4.75m x 5.05m)

Double bedroom with double glazed window and a central heating radiator.

Bedroom 3 11' 53" x 9' 09" (4.70m x 2.97m)

Double bedroom with double glazed window and a central heating radiator.

Bathroom 6' 21" x 5' 28" (2.36m x 2.24m)

Three piece white suite comprising of: corner bath with shower over. WC and a wash hand basin. Tiled walls. Double glazed window. Central heating radiator.

Master Bedroom 15' 63" x 11' 41" (6.17m x 4.39m)

Double bedroom with two skylight windows. Central heating radiator.

En-Suite 5' 41" x 4' 99" (2.57m x 3.73m)

Three piece suite comprising: bath with tiled splashbacks. Push button wc. Wash hand basin. Heated towel rail.

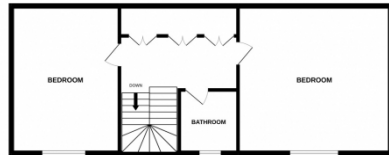
Bedroom 4 11' 60" x 8' 99" (4.88m x 4.95m)

Two double glazed windows. Central heating radiator.

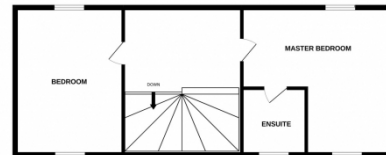
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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