



PARLINGTON VILLAS,
ABERFORD, LEEDS,
LS25 3EP
Offers Over £110,000
1 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

****ATTENTION INVESTORS, FIRST TIME BUYERS AND DOWNSIZERS**** A GROUND FLOOR FLAT situated in a quiet CUL-DE-SAC and ideally located for access to Leeds, Wetherby and York. VIEWING HIGHLY RECOMMENDED.

Aberford is a popular village approximately 6 miles south of Wetherby. The market town of Wetherby boasts a wide range of shops and amenities. There are excellent schools in the area together with a variety of sporting facilities and lovely country walks. Aberford is readily accessible to the A1 (M) link road and A64 providing excellent access to Yorkshire's commercial centres including those of Leeds, Harrogate and York.

The property offers the following accommodation:

ENTRANCE HALL

Security intercom, electric storage heater and storage cupboard.

LOUNGE 4.10 x 3.60 (13'5" x 11'10")

Two double glazed windows to the rear, storage heater, down lighters.

KITCHEN 1.80 x 2.60 (5'11" x 8'6")

Fitted wall and base units, work surfaces, ceramic hob and electric oven with extractor hood, sink unit with mixer taps and part tiled walls.

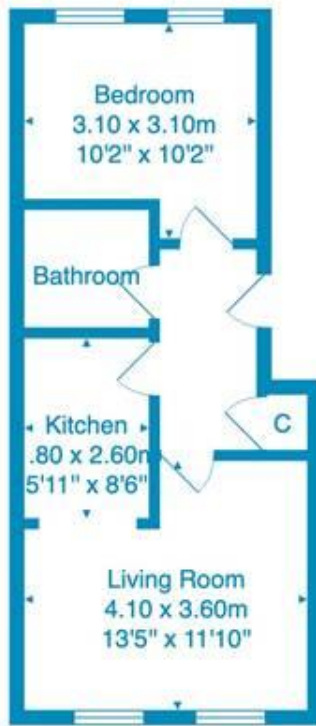
BEDROOM 3.10 x 3.10 (10'2" x 10'2")

Two double glazed windows to the front, fitted wardrobes and storage heater.

BATHROOM

Suite comprising: panelled bath with shower over, low level wc and pedestal wash hand basin, extractor fan and fully tiled walls.





All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68	73	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.