



Bankfield, Main Street South, Aberford, Leeds, LS25 3AA

A unique mixed use property (seven bedrooms in all) featuring a superb five bedroom, four bathroom period village home incorporating a relative annexe combined with a superbly presented hair/beauty salon and an impressive Air BnB cottage along with gated parking and landscaped amenity space in a prime commuter setting in the M1 /A 64 corridor.

28 Market Place, Wetherby, West Yorkshire, LS22 6NE

Tel: 01937 586177

Email: wetherby@dacres.co.uk



Bankfield, Main Street South, Aberford, Leeds, West Yorkshire, LS25 3AA

Wetherby 8 miles, Leeds 10 miles, York 18 miles (all distances approximate)

Guide Price: £950,000

General Remarks

Set at the heart of the popular village of Aberford within easy striking distance of Leeds, Wetherby and York this substantial period property combines versatile family accommodation including a self-contained annexe for relatives with an attached cottage currently generating circa £20,000 Air B&B income pa.

The home also incorporates commercial premises to the front of the home currently used by the popular and well-known hair and beauty salon "B Beautiful" with a rental value circa £12,000 pa. The home and business space offer great potential for the buyer/investor seeking easy access to the cosmopolitan cities of Leeds and York along with the village life that Aberford offers to a prospective buyer.

Bankfield is split into three distinct zones with the main home accessed via an archway to the side of the property and gated access then leading to the side of the home and ample off-street parking.

The main residence offers spacious living accommodation tastefully upgraded to a high specification featuring an open plan living/dining room and fully equipped bespoke kitchen area with many integral appliances and giving access to all areas of the home.

To the first floor there is a sitting room, five double bedrooms including two self-contained suites, the second principal bedroom which is housed in the loft space offers a modern en-suite shower room and views across the village to the front and rear. There is a luxurious family bathroom and second family shower room to accommodate the extended family to the first floor.

The main bedroom positioned to the rear of the home has access leading to a roof terrace ideal for



entertaining and offers amazing space with a dressing room and large bedroom space and a free-standing bath set in the corner of the room.

Adjoining the open plan kitchen/diner on the ground floor is the self-contained annexe ideal for an expanding family comprising a living/kitchen room, utility room, bedroom, and en-suite bathroom.

The third and final living zone is the Air B&B cottage with its own private raised decking area. The accommodation comprises of open plan kitchen/living room, bedroom with en-suite shower with spiral staircase leading to a snug / relaxation space.

Attached to the home is the commercial business space occupied by "B Beautiful" hair and beauty salon. Self-contained it offers a large shop front with shop space/salon leading to a second salon, kitchen, utility room, private office, and entrance hallway. The basement has also been upgraded into two treatment rooms and storage space. There is also an internal courtyard garden for employees to relax and enjoy a coffee.

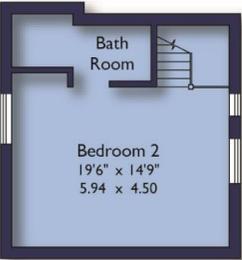
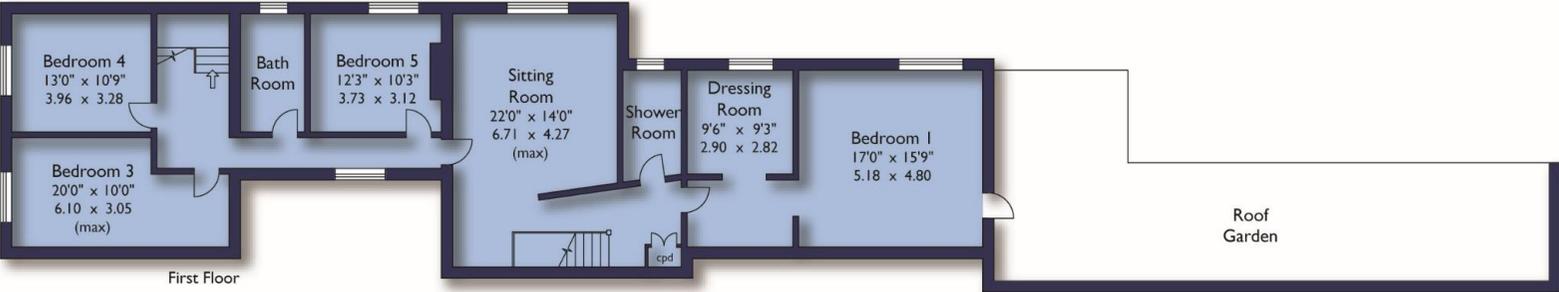
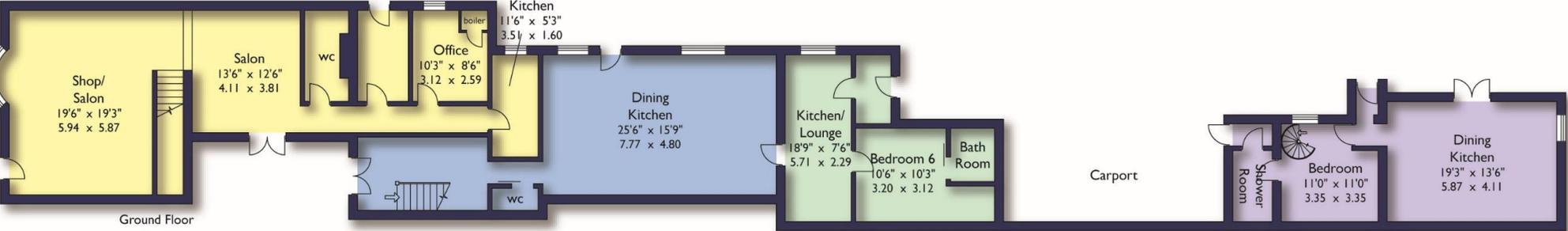
This property is ideally located for the busy commuter being close to the region's motorway network, there are good schools for all ages within the local area as well as other local amenities.



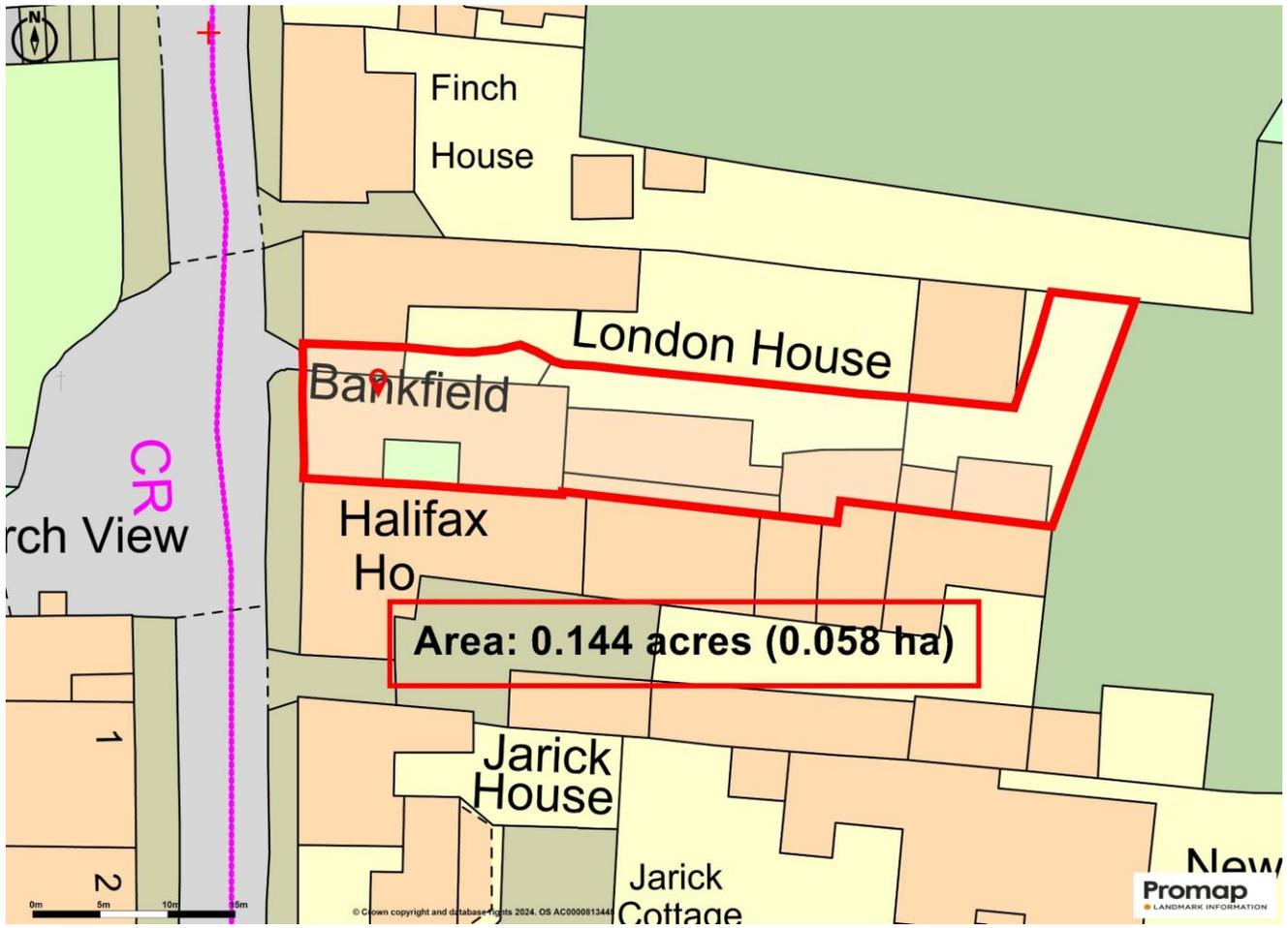




Floorplans



- Approx Gross Floor Area = 1354 Sq. Feet
 Salon/Treatment Rooms = 125.7 Sq. Metres
- Approx Gross Floor Area = 2500 Sq. Feet
 Bankfield House = 232.2 Sq. Metres
- Approx Gross Floor Area = 348 Sq. Feet
 Annexe = 32.3 Sq. Metres
- Approx Gross Floor Area = 585 Sq. Feet
 Air B&B Cottage = 54.3 Sq. Metres



Directions

The home is located on the main street in the centre of Aberford opposite the Church of St Ricarius.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- There is off street parking and a carport for up to three cars.
- Mains electricity, water, gas and drainage. Domestic heating and hot water are from a gas fired boiler.

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is also available from at least one of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

Referral Fees

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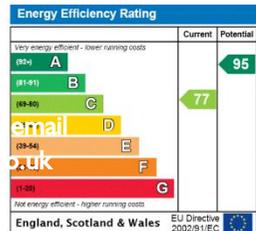
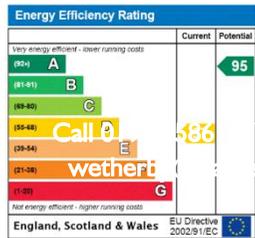
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