



4 Bed
House - Detached
located in Stanley

407 Aberford Road
Stanley
Wakefield
WF3 4AD



Asking price £497,995

*** VIEWS, CHARACTER, MODERN DAY CONVENIENCES AND WOW, SO MUCH SPACE *** Wynn & Co Sales and Lettings are delighted to offer for sale this substantial detached home offering just the right blend of character (with period features) and modern day conveniences. This stunning home is located on a fantastic private plot with gardens to all sides, enjoying far reaching views over countryside.

Conveniently located for commuters with access to the M62 which is only a few minutes away, along with local schools, shops, Wakefield City centre and Pinderfields hospital all close by.

The property offers flexible and spacious accommodation throughout, with the added bonus of a potential annex space comprising a bedroom, shower room and utility space, still allowing access to the main hub of the home.

Externally there is parking for numerous cars, mature gardens offering privacy, yet with space to create a more family orientated garden. fantastic outdoor living with a large patio located of the kitchen-Diner/Family Room area, and a further decked patio/seating area with a Summerhouse, having power and light.

A true gem of a home which when viewed will be appreciated even more.

Reception Hall

Double glazed composite entrance door with double glazed, frosted glass windows, around the top half, allowing for extra light into a spacious hallway with panelled walls and LVT flooring. 'Georgian' style radiator, internal doors to living room, sitting room and kitchen, plus the staircase leading off.

Living Room

16'2" x 13'10"

Dual aspect room with multi fuel burner set to a chimney recess with an exposed brick inset, tiled surround, and feature wooden fireplace. Fitted shelving to chimney recess, coving to the ceiling, picture rail, and two 'Georgian' style radiators, one under a UPVC double glazed side window and one set to a UPVC double glazed walk in bay window to the front aspect.

Family Room with Kitchen, Diner & Breakfast Room

A truly stunning open plan room with three distinct kitchen, dining and living areas, enjoying large floor to ceiling 'Anodised black' patio style windows, along with large sliding patio doors extending the room into the garden. The kitchen area is fitted with a large range of units to both high and low levels including double opening corner cupboards to a large walk in larder. An island sits centrally with further storage and complimented with 'Quartz' worktops and an inset sink unit with chrome mixer tap. Appliances include a range cooker with an extractor hood over and integrated full size fridge and freezer. Space for large dining table to the side with double glazed side window, spotlights and drop lighting as feature. The living area has two 'Velux' style roof windows and the entire room benefits from under floor heating and LVT flooring.

Rear Lobby

Located off the kitchen living area and connecting the utility room, with LVT flooring, 'Anodised black' double glazed rear window, and a large composite external door with glazed side, frosted glass window panel.

Sitting Room

14'0" x 13'5"

Second dual aspect multi-use reception room with 'Georgian' style central heating radiator, fire surround with decorative hearth and coving to the ceiling. This room would make a fantastic ground floor bedroom for an elderly relative, or anyone with mobility issues, as it has a shower room and a utility room connected directly off. Two UPVC double glazed windows to the front and side aspects.

Shower Room

10'9" x 6'6"

Furnished with a white suite comprising a walk in shower cubicle with sliding glass door and an electric shower. Low level WC and wall mounted vanity style wash basin with cupboard under, tiled flooring, part tiled to walls matching the shower area, and a 'Anodised black' double glazed side window with frosted glass.

Utility Room

10'9" x 9'9" max

Fitted cupboards complimented with roll edge laminate worktops and matching splashbacks. Inset stainless steel sink unit, plumbing for washer, space for dryer and space for fridge freezer. Tiled flooring and 'Anodised black' double glazed side window.

Stairs and Landing

Return staircase as feature with panelled walls and spindle railed banister. UPVC double glazed window overlooking the front aspect to half landing area, and double storage cupboard to full landing area with internal doors off to all rooms.

Bedroom One

13'11" x 13'5" max

Double bedroom which has been reconfigured to now include an ensuite shower room. This room maintains much character with a cast iron fireplace, coving and a stunning ceiling rose. Wall hanging drop lights to either bedside and central heating radiator under UPVC double glazed window to the front aspect, which enjoys far reaching open views over countryside and beyond.



Ensuite Shower Room

Furnished with a white suite comprising a generous walk in shower cubicle with sliding door, chrome fittings, mains shower and rainwater shower head. Low level WC and vanity wash hand basin with two drawer unit under. Chrome heated towel rail, coving, side UPVC double glazed window with frosted glass and white marble effect tiled walls.

Bedroom Two

16'2" x 13'10"

Large dual aspect double bedroom with feature cast iron fire and surround, ceiling rose and coving. Central heating radiator and two UPVC double glazed windows to both the front and side aspects.

Bedroom Three

12'1" x 9'2"

Third double bedroom with central heating radiator and UPVC double glazed window to the side aspect.

Bedroom Four

8'10" x 8'2"

Good sized fourth bedroom with fitted bookshelves to recess, central heating radiator and UPVC double glazed window to the rear aspect.





House Bathroom

9'3" x 7'1"

Furnished with a white suite comprising a modern panelled rectangular bath, separate corner curved shower cubicle with a mains shower, chrome fittings to match the rest of the bathroom and a rainwater shower head. Low level WC, two drawer vanity wash hand basin, part tiled to walls, and 'Georgian' style heated towel rail. Two UPVC double glazed windows with frosted glass to side and rear aspects.

Exterior

Low maintenance front garden which is mainly pebbled with rockery areas, shrubs and a feature dry stone wall. Brick built boundary to the front and a single wrought iron gate to pathway and front door. A wooden barn style gate to the side, allows access onto a large gravelled driveway with parking for numerous vehicles with hedged side boundary. The gravel continues around the rear of the property to a very private patio area which is conveniently situated off the family/living kitchen. Beyond the gravelled patio area is a good sized, mature garden area with shrubbery, fruit trees and enough space to make a more family friendly garden area if required. Steps from the garden also lead to a large decked patio / seating area, with separate fencing, and a large summerhouse with power and lighting which offers the right amount of privacy, and openness to enjoy the front aspect views. Two generous size sheds also sit to the corner of the garden offering ample storage.



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407 Aberford Road, Stanley, Wakefield, WF3 4AD



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



LARGE FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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