



 4
Bedrooms

 3
Bathrooms

Tenure :
Freehold



To be sold with no onward chain is this fantastic four bedroom detached home with Annex.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

To be sold with no onward chain and boasting excellent transport links is this fantastic four bedroom detached home located on Aberford Road in Stanley.

The property layout comprises in brief: kitchen / diner, lounge and an additional reception room. First floor: - landing, bedroom one with an en-suite, two further double bedrooms, a single bedroom and family bathroom. Benefits from double glazed windows and gas central heating. Externally there is a cobbled patio area to the front, and a lawned garden to the side.

The annex to the side of the property offers an excellent additional space which has an open plan area with French doors that open to the delightful garden area. Also to the annex, there is an en-suite and WC. A further building could be used for commercial purposes and makes the perfect working from home area. Externally, there is a fully enclosed, large low maintenance walled garden with double gates. There is off street parking for multiple cars.

Available from 1st August! Call Tudor Sales & Lettings for more information or to arrange a viewing on 0113 282 3056.

Kitchen/Diner 27' 5" x 13' 3" (8.36m x 4.04m)

Modern fitted kitchen with a range of wall and base units and integrated appliances including Range style cooker, with tiled splashback and extractor fan, sink with mixer tap and space for large fridge freezer if required. Spotlights to ceiling and Velux style roof windows for an abundance of natural light. Double French style patio doors and further double glazed window. Central heating radiator.

Living Room 20' 5" x 14' 0" (6.22m x 4.27m)

Generously proportioned living room with hardwood flooring. Double glazed French style patio doors and separate window. Feature fireplace with mantelpiece surround and log burning stove. Partial coving to ceiling, alcove lighting and central heating radiator.

Lounge 20' 5" x 14' 0" (6.22m x 4.27m)

Second, generously proportioned living room with hardwood flooring. Double glazed window. Feature fireplace with mantelpiece surround and log burning stove. Partial coving to ceiling, alcove lighting and central heating radiator.

Utility room 6' 7" x 4' 3" (2.01m x 1.30m)

Conveniently located attached to the property is this useful utility room.

Bedroom 1 16' 6" x 13' 4" (5.03m x 4.06m)

Generously proportioned bedroom with double French style patio doors leading to balcony. Spotlighting to ceiling and central heating radiator.

Bedroom 2 14' 0" x 11' 9" (4.27m x 3.58m)

Double bedroom with dual aspect double glazed windows and central heating radiator.

Bedroom 3 11' 9" x 11' 9" (3.58m x 3.58m)

Double bedroom with double glazed windows and central heating radiator. En-suite shower room with white three piece bathroom suite comprising of tiled shower unit, hand basin and low flush WC with centrally heated radiator and double glazed window

Bedroom 4 9' 7" x 4' 8" (2.92m x 1.42m)

L shaped bedroom utilising over stairs space.

Bathroom 13' 8" x 4' 8" (4.17m x 1.42m)

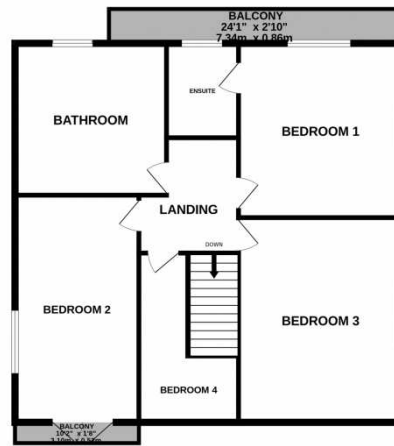
Fully tiled bathroom with four piece bathroom suite comprising of bath, Low flush WC, hand basin and shower tray with glass surrounding unit. Double glazed window

and central heating radiator.

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Aberford Road, Stanley

