



## Aberford Road, Stanley, Wakefield, West Yorkshire

Parking for up to seven vehicles | Double detached garage | Large kitchen | Beautiful views | Close to amenities and Pinderfield's hospital | Excellent commuter links | Four/five large bedrooms | A ground floor bathroom

4/5 Bedroom Detached House | Asking Price: **£400,000**

Rosedale  
& Jones 

# Aberford Road, Stanley

## DESCRIPTION

A very versatile, spacious and well kept home. Close to Pinderfields hospital, Wakefield and plenty of nature trails for those who enjoy the outdoors.

## Key Features

- Parking for up to seven vehicles
- Double detached garage
- Large kitchen
- Beautiful views
- Close to amenities and Pinderfields hospital
- Excellent commuter links
- Four/five large bedrooms
- A ground floor bathroom



## **LOCATION**

The village of Stanley is generally seen as a highly desirable location. The property benefits from excellent commuter links and local amenities. Pinderfields hospital is within walking distance, as are the beautiful rural riverside and nature reserve trails. Normanton golf club is located just down the road if you enjoy the game and Leeds can be reached by car or public transportation within 20 minutes.

## **EXTERIOR**

### **Front**

The front garden consists of surrounding flower beds, enclosed by a high hedge line for added privacy. There is enough parking for up to seven vehicles here, including space in the double detached garage to the rear.

### **Rear**

A well kept and very private space which consists of a generous grass lawn and beautiful floral borders. The property also benefits from open grassland to the rear with a local nature reserve beyond. A wonderful place to enjoy the summer months.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

High ceilings and plenty of natural light, a very welcoming space. A composite exterior door, a Central Heated radiator and a Double Glazed window to the front elevation.

### **Lounge and Snug**

*8.28m x 3.64m*

A spacious open plan living area, with a separate snug. A beautiful stone built fireplace feature surrounded by decorative Portuguese limestone - note: a log burner would also be possible if desired. Large Double Glazed Windows to the front and rear aspects allow for lots of natural light and there is mood lighting to the walls. Additional note: The layout would work as a lounge and dining room to the rear. This would allow the current dining room to be used as a ground floor bedroom or a study, depending on preference.

### **Kitchen**

*4.18m x 3.85m*

A fitted kitchen with tiled floors and space for a four seated dining table. The space benefits from an integrated electric oven and grill with five gas 'ring' hobs, including extractor fan above. The kitchen also accommodates a freestanding washing machine and a dishwasher. There is sufficient space for a large 'American style' stand alone fridge freezer if preferred. Additional storage provided by an internal storage locker located between the inner and outer rear door, ideal for storing shoes and coats if enjoying the lovely walks nearby. Large Double Glazed window to the rear aspect with rural views and a Central Heated Radiator.

### **Dining Room/Study/Bedroom**

*3.33m x 3.32m*

A large space, perfect for busy family life. The room can accommodate a six seater dining table and two additional units, or alternatively can be used as a family room, a study, or even a fifth bedroom - a very versatile space indeed. Double Glazed windows to the front aspect and a Central Heated Radiator.

**Bathroom**

A modern installation, fully tiled with a bath and shower feature, a wash basin and a w/c. All fittings are stainless steel, the room also includes internal storage units and a silver wall mounted towel rail.

**INTERIOR - First Floor****Bedroom One**

*4.29m x 4.24m*

This is the largest bedroom in the property with space for a Super-Kingsize bed. There are built-in storage units and still enough space for two stand alone double wardrobes. Double Glazed windows to the rear elevation with beautiful rural views and a Central Heated Radiator.

**Shower Room**

A modern installation with a standing shower, a wash basin and a w/c. A 'frosted' Double Glazed window to the side elevation and a Central Heated towel rack. Note: The shower could easily be replaced with a bath tub should the new owner prefer.

**Bedroom Two**

*3.63m x 3.36m*

A double bedroom which includes built-in storage units and is large enough for additional furniture as required. Double Glazed windows to the front elevation and a Central Heated radiator.

**Bedroom Three**

*3.36m x 3.35m*

A double bedroom which includes built-in storage units and is large enough for additional furniture as required. Double Glazed windows to the front elevation and a Central Heated radiator.

**Bedroom Four**

*3.83m x 2.28m*

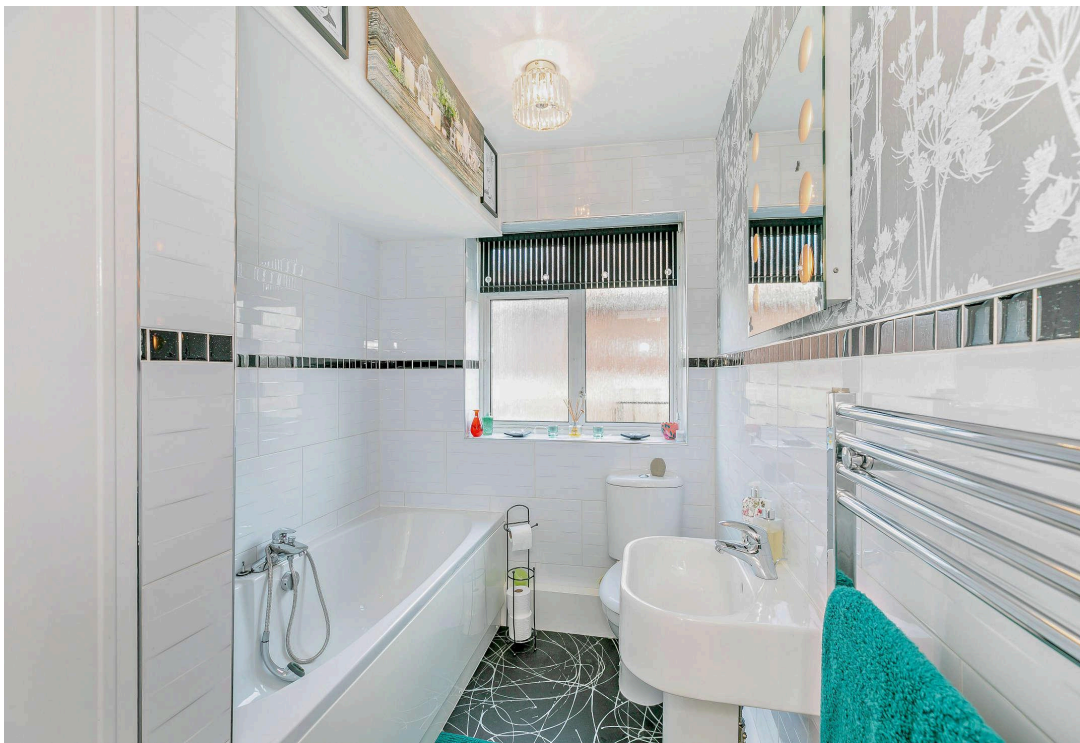
The smallest of the four bedrooms but still large enough to accommodate a double or three quarter length bed and additional storage units. Double Glazed windows to the rear elevation and a Central Heated radiator.

**Unique Reference Number**

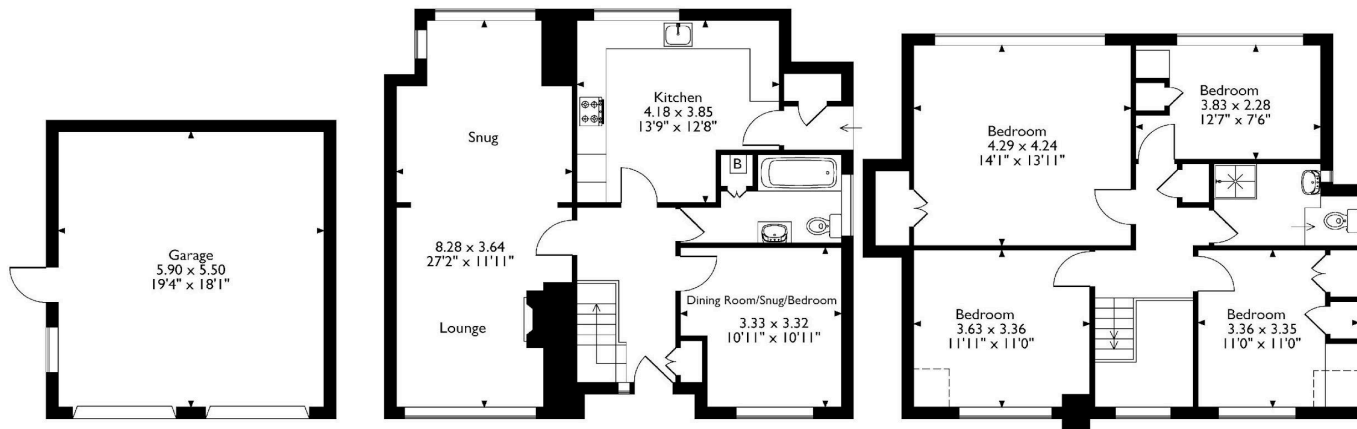
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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Aberford Road, Stanley, Wakefield  
 Approximate Gross Internal Area  
 Main House = 137 Sq M/1474 Sq Ft  
 Garage = 32 Sq M/344 Sq Ft  
 Total = 169 Sq M/1818 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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