



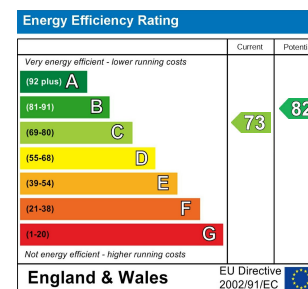
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93 Aberford Road, Stanley, Wakefield, WF3 4NF

For Sale Freehold £425,000

A well presented four double bedroom cottage style yet deceptively spacious family home benefiting from a large garden to the rear that also has planning permission for a detached bungalow.

With a gas fired central heating system and sealed unit double glazed windows, this attractive and characterful family home has a formal entrance to the front with double doors leading into an attractive dining hall. There is also an every day entrance to the rear, which leads in to an adjoining reception hall. The principal living room is of fine proportions with a wood burner and views to the front of the property and there is also a good size games room with bi-folding doors out to the garden at the side. The kitchen is fitted to a good standard and overlooks the rear and the ground floor accommodation is completed by a flexible fourth double bedroom, but could just as easily be used as a home office. To the first floor the principal bedroom has an en suite shower room/w.c. and there are two further well proportioned bedrooms served by the family bathroom/w.c. Outside, the property has a neat garden to the front together with a sheltered garden to the side of the house, whilst to the rear there is a parking area alongside a garage beyond which is a large garden laid mainly to lawn which also benefits from full planning permission for the erection of a detached bungalow. The planning permission was granted on the 19th July 2024 under reference 23/01880/FUL and a copy of the approved plans are available for inspection in our offices or online at the Wakefield Council Planning Portal.

This lovely family home is situated on the Northern fringe of Wakefield city centre within easy reach of local shops, schools and the golf club and also within very easy reach of the broader range of amenities in the city centre of Wakefield. Wakefield has a mainline railway station as well as ready access to the national motorway network.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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ACCOMMODATION

PLEASE NOE
The property benefits from full planning permission for the erection of a detached bungalow. The planning permission was granted on the 19th July 2024 under reference 23/01880/FUL and a copy of the approved plans are available for inspection in our offices or online at the Wakefield Council Planning Portal.

ENTRANCE HALL/DINING AREA
196" x 911" max x 81" min [5.96m x 3.04m max x 2.47m min]
Solid wooden front entrance with timber double glazed sunlight. Partial tiled walls, open into the dining area with laminate flooring, contemporary radiator, UPVC double glazed French doors to the front garden, inset spotlights to the ceiling, set of double timber doors leading into the living room, doors leading into the games room, bedroom four, kitchen and downstairs w.c.

LIVING ROOM
130" x 177" [3.97m x 5.38m]
Central heating radiator, solid wooden floor, wood burner set on a slate hearth with exposed brick and stone chimney breast, three wall lights, dado rail, coving to the ceiling, ceiling rose, UPVC double glazed window with timber shutters, central heating radiator.



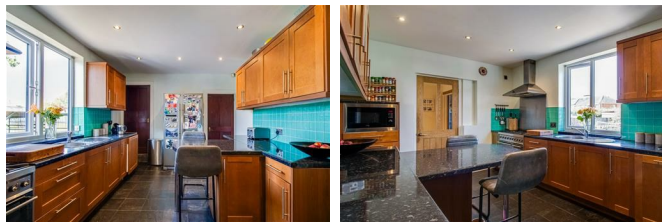
GAMES ROOM
135" x 129" max x 116" min [4.11m x 3.89m max x 3.51m min]
UPVC double glazed window to the rear aspect, central heating radiator, coving to the ceiling, UPVC double glazed bi-folding doors leading to the rear garden.



BEDROOM FOUR
116" x 99" [3.52m x 2.98m]
A double bedroom, which could be flexible to be used as a home office whilst still having space for a bed. UPVC double glazed windows to the side and rear, central heating radiator and coving to the ceiling.

W.C.
67" x 311" max x 35" min [2.03m x 1.20m max x 1.05m min]
Wash basin with chrome waterfall mixer tap built into high gloss vanity cupboards below and a low flush w.c. Tiled walls, tiled floor, central heating radiator, UPVC double glazed frosted window to the rear, inset spotlights to the ceiling, extractor fan to the ceiling, folded door into a shoe cupboard.

KITCHEN
146" x 102" [4.42m x 3.10m]
Breakfast bar, Range cooker with five ring gas hob, stainless steel splashback and cooker hood over, circular stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, tiled floor, central heating radiator, inset spotlights to the ceiling, UPVC double glazed window to the rear, opening into the living room, doors to the staircase providing access to the lower floor and a further to the first floor.



CELLAR ROOMS
The cellar has potential to be created into further accommodation such as a home gymnasium. There is plumbing and drainage for a washing machine, space for a dryer and an additional fridge freezer etc.

CELLAR ROOM ONE
147" x 103" [4.46m x 3.13m]
UPVC double glazed frosted window to the rear, polished concrete floor, power and light. Opening to understairs storage and further opening to the second cellar room.

CELLAR ROOM TWO
130" x 177" [3.98m x 5.38m]
Light. Fitted shelving and polished concrete floor.

FIRST FLOOR LANDING
Inset spotlights to the ceiling, doors to the bedrooms and bathroom/w.c. Access to the loft, which has a Velux roof light having scope for further accommodation, subject to the necessary consents.

BEDROOM ONE
149" x 910" max x 60" min [4.51m x 3.01m max x 1.85m min]
UPVC double glazed window to the front and to the rear, Velux double glazed window with built in blind to the rear elevation, central heating radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.
35" x 78" [1.06m x 2.34m]
Enclosed fully tiled shower cubicle with electric shower, pedestal wash basin with mixer tap and low flush w.c. Tiled floor, chrome ladder style radiator, extractor fan, double glazed Velux window to the ceiling, inset spotlights to the ceiling.

BEDROOM TWO
93" x 1310" [2.83m x 4.24m]
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, double wardrobe with mirrored sliding doors to one wall.



BEDROOM THREE
102" x 82" [3.10m x 2.51m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, combi condensing boiler.

HOUSE BATHROOM/W.C.
910" x 57" [3.02m x 1.72m]
Low flush w.c., panelled bath with centralised mixer tap to the wall, wall hung wash basin with chrome mixer tap, curved corner shower cubicle with double doors with mixer shower, shaver socket point, tiled walls, laminate flooring, central heating radiator, inset spotlights to the ceiling and UPVC double glazed frosted window to the side.



OUTSIDE
Externally from the games room there is a composite decked patio area ideal for entertaining purposes and an attractive lawn flowing around with manicured borders having palm trees, mature trees and wood chips. The front has a further lawned garden with pebbled pathway, attractive borders. Fenced surrounds to the front and side garden. Timber gate opening onto the concrete shared driveway, which in turn leads to a single detached garage with manual up and over door. Two further off road parking spaces. A further gate provides access into the rear garden which is of a good size and has plenty of potential. Outhouse with timber rear entrance door, UPVC double glazed window to the rear, UPVC double glazed frosted window and covered porch area. An attractive larger than average lawned garden, paved patio area with lawn at the side and planted borders, wooden pergola and timber decked area surrounding with firepit. Paved pathway leading to a large timber shed. The lawned garden continues to allotment style beds, which are also enclosed by fencing.



COUNCIL TAX BAND
The council tax band for this property is B

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.