



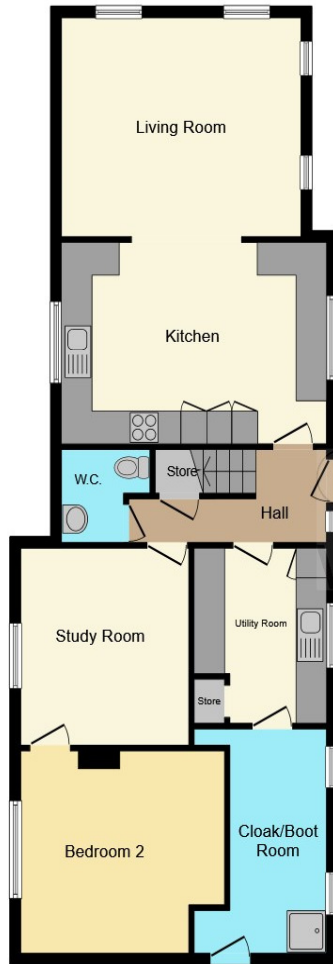
**Aberford Road, Stanley Wakefield WF3 4AG**

**welcome to**

**Aberford Road, Stanley Wakefield**

Hidden from the roadside this stunning 4 Bedroom Detached Family Home provides adaptable living accommodation for the growing or extended family. Superbly presented throughout to an excellent contemporary standard. Viewing essential to fully appreciate. No Upper Chain.

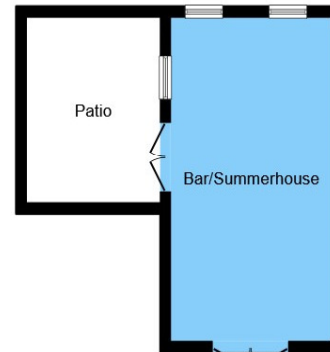




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Cloak/Boot Room**

13' 7" x 7' 8" ( 4.14m x 2.34m )

**Utility Room**

10' 3" x 8' 7" ( 3.12m x 2.62m )

**Open Plan**

**Dining Kitchen**

17' 3" x 12' 1" ( 5.26m x 3.68m )

**Living Space**

13' 4" x 13' 6" ( 4.06m x 4.11m )

**Further Reception Room/study**

11' 9" x 10' 9" ( 3.58m x 3.28m )

**Bedroom**

12' x 12' 3" ( 3.66m x 3.73m )

**En-Suite**

12' 5" x 8' 6" ( 3.78m x 2.59m )

**Dressing Room**

**Bedroom**

12' 4" x 12' 4" ( 3.76m x 3.76m )

**Bedroom**

12' 6" x 8' 6" max ( 3.81m x 2.59m max )

**Bedroom**

12' 9" x 13' 6" ( 3.89m x 4.11m )

**House Bathroom**

10' 4" x 8' 9" max ( 3.15m x 2.67m max )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Aberford Road, Stanley Wakefield

- A Spectacular 4 Bedroom Detached Family Home
- Sensational Views
- Stunningly Presented Throughout
- No Upper Chain
- Generous Off Road Parking

Tenure: Freehold EPC Rating: D

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124305](http://williamhbrown.co.uk/Property/WAK124305)



Property Ref:  
WAK124305 - 0004

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