



Aberford Road, Stanley WAKEFIELD WF3 4NF

welcome to

Aberford Road, Stanley WAKEFIELD

An Attractive proposition for the family/developer who wants a wonderful family home but with the bonus of having PERMISSION for a single storey Dwelling to sit alongside. This wonderful family home is superbly appointed close to hospitals, schools, canal walks, golf club.





Entrance Hallway/Dining

19' 8" max x 8' 11" max (5.99m max x 2.72m max)

Kitchen

14' 7" max x 10' 1" max (4.45m max x 3.07m max)

Living Room

13' 9" max x 11' 7" max (4.19m max x 3.53m max)

Reception Two

13' 7" max x 12' 11" max (4.14m max x 3.94m max)

Bedroom One

16' 1" max x 9' 5" max (4.90m max x 2.87m max)

En-Suite

Bedroom Two

14' 9" max x 10' 1" max (4.50m max x 3.07m max)

Bedroom Three

10' 3" max x 8' 3" max (3.12m max x 2.51m max)

Bedroom Four

11' 8" max x 9' 10" max (3.56m max x 3.00m max)

Family Bathroom

Cellar Room One

14' 7" max x 10' 3" max (4.45m max x 3.12m max)

welcome to

Aberford Road, Stanley WAKEFIELD

- FOUR BEDROOM PERIOD TERRACE
- PLANNING PERMISSON GRANTED FOR A SINGLE STOREY DWELLING
- GARAGE
- STUNNING GARDENS
- EN SUITE

Tenure: Freehold EPC Rating: C

guide price

£405,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124005



Property Ref:
WAK124005 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk