



**Aberford Road, Stanley WAKEFIELD WF3 4NF**



**welcome to**

**Aberford Road, Stanley WAKEFIELD**

Guide Price of £400,000-£425,000. William H Brown are delighted to offer to the market this four bedroom spacious family home. This wonderful family home is superbly appointed close to hospitals, schools, golf club and local shops. Viewing Recommended!

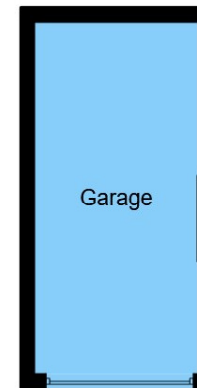




**Ground Floor**



**First Floor**



**Garage**

**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 )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Aberford Road, Stanley WAKEFIELD

- Character Four Bedroom Period Terrace
- Stunning Gardens
- Garage
- Basement
- Log Burner

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124005](http://williamhbrown.co.uk/Property/WAK124005)



Property Ref:  
WAK124005 - 0017

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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.



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