



CROWN

ESTATE AGENTS

Aberford Road, Wakefield



£1,350



Situated on Aberford Road in Wakefield, this charming detached house presents an excellent opportunity. Perfectly located for large families and medical professionals seeking proximity to Pinderfields Hospital. With four spacious bedrooms, this home offers a great space for family living or a comfortable retreat for those in the healthcare sector.



- Two Large Reception Rooms and Kitchen/Diner
- Downstairs Cloakroom
- Integral Garage
- Four First Floor Bedrooms
- Large Family Bathroom
- Large Driveway to the Front
- Large Enclosed Rear Garden with Separate Utility Room
- Council Tax Band E
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Awaiting details

Entrance Porch

11'1" x 2'9" (3.38 x 0.85)

With uPVC outer door and window, herringbone finish brick floor and timber and glazed inner door to the main

Reception Hall

14'7" x 11'6" (4.46 x 3.53)

Oozing period style with lincrusta panelled wall to delft rack height, mahogany balustrade to the stairs which lead to the first floor, panelled ceiling feature and period style radiator

Lounge

17'1" x 13'6" into the bay (5.22 x 4.14 into the bay)

Generous size reception room facing to the front and having skirting radiators, fireplace feature with a white surround and marble hearth below the living flame gas fire, coved ceiling, decorative ceiling rose and three wall lights.

Dining Room

13'7" x 13'6" (4.15 x 4.13)

Another beautifully proportioned reception room with ornamental fireplace with white surround and brick lined recess and heart, skirting radiators, coved ceiling, picture rail and three wall lights.

Inner Lobby

Leading from the reception Hall and having access off to the cellar which gives useful storage space and, also, leading to the

Kitchen

11'6" x 9'6" (3.53 x 2.91)

Having a good range of fitted units including base cupboards and drawers with laminate work surfaces over, inset 1.5 bowl single drainer sink with mixer taps over, integrated dishwasher, fridge and freezer, slot in cooker with chimney style hood over, wall cupboards. Rear facing window, tiled floor and splash backs, and with door leading to a

Rear Entrance Lobby

1.35 x 1.16

4'5" x 3'9" (1.35 x 1.16)

Door to the rear garden and access off to a

Cloakroom

5'3" x 3'10" (1.62 x 1.18)

With modern suite of low level flush WC and vanity wash basin, tiled floor, rear facing window and modern anthracite finish ladder style towel warmer.

First Floor Landing

11'7" x 10'10" (3.54 x 3.31)

Wonderful, spacious area with tall leaded glass window for natural light, mahogany balustrade, part lincrusta panelled walls, linen cupboard off and access to the loft.

Bedroom 1

14'7" x 13'7" (4.45 x 4.16)

Having a range of fitted robes, storage cupboards and dresser area to one wall, front facing window, central heating radiator, coved ceiling and two wall lights to the bed head wall.

Bedroom 2

13'7" x 13'6" (4.15 x 4.14)

Great size second bedroom, again with a range of wardrobes matching bedroom 1 and with coved ceiling, rear facing window and central heating radiator.

Bedroom 3

10'7" x 9'8" (3.24 x 2.95)

Facing to the front and having laminate flooring, built in cupboard and central heating radiator.

Bedroom 4

11'6" x 6'1" (3.52 x 1.87)

Good size single or a great home office if required facing to the front and having a central heating radiator.

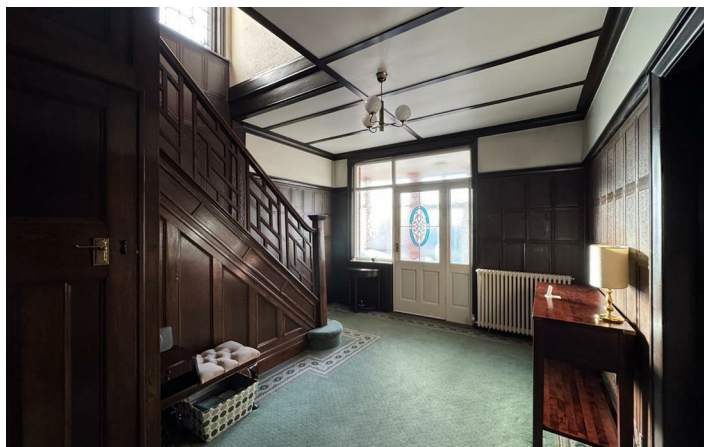
Family Bathroom

19'6" x 6'5" max (5.95 x 1.97 max)

Lovely bathroom with corner panelled bath with mixer head shower taps over, low level flush WC, bidet, pedestal wash hand basin and recess housing the shower tray with plumbed in shower over. Tiling to walls, two opaque rear facing windows, central heating radiator, karndean flooring and linen cupboard off.

External

The property stands in wonderfully maintained and colourful gardens with, to the front, a good size block paved driveway giving access to the integral garage and bounded by mature flower beds. Access to both sides of the property leading round to the rear. The rear garden is large and mature with well stocked and colourful borders, area of lawn and ornamental pond.



Floor Plan

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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