

Hallmark
from Richard Kendall

FOR SALE

01924 291 294
richardkendall.co.uk



32 Aberford Road
Wakefield



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Wakefield, WF1 4AJ



A stunning four bedroom detached home offering contemporary elegance, generous living spaces, and beautifully landscaped gardens providing style and comfort in every detail.

Perfectly positioned close to the heart of Wakefield, this impeccably presented four bedroom detached residence occupies an exceptional 0.28 acre plot and exemplifies refined family living. Designed with both comfort and versatility in mind, the home offers generous proportions and elegant finishes throughout.

Upon entering, a welcoming porch and hallway set the tone for the property's superbly maintained interiors. The ground floor features a bright and inviting front lounge, a second versatile sitting room, and a formal dining area ideal for entertaining. The stunning modern kitchen extension, complete with an adjoining utility room and guest WC, forms the heart of the home, beautifully appointed and flooded with natural light. To the first floor, a well planned landing gives access to four spacious bedrooms, including a principal suite with a stylish en-suite shower room. A contemporary family bathroom completes the accommodation, designed with modern family life in mind.

Externally, the property continues to impress with ample driveway parking, a neatly landscaped front lawn, and generous rear gardens offering a tranquil retreat with a delightful patio seating area, perfect for outdoor dining and relaxation. A detached double garage provides further practicality and storage.

Ideally located within easy reach of Wakefield's excellent amenities, the property is moments from Pinderfields Hospital and enjoys superb connectivity to the regional motorway network, making it ideal for commuters.

This outstanding property represents a rare opportunity to acquire a beautifully appointed family home in one of Wakefield's most sought after settings. Early viewing is strongly advised to fully appreciate all that this exceptional home has to offer.





ACCOMMODATION

ENTRANCE PORCH

Window panels to the sides and top of the entrance door. Door into the entrance hall.

ENTRANCE HALL

Central heating radiator, grey wood effect flooring and staircase to the first floor landing. From here, there's access to the front lounge, sitting room, and dining room leading through to the kitchen extension, as well as a door leading to the cellar.

FRONT LOUNGE

UPVC double glazed bay window to the front, grey wood effect flooring, skirting boards, a central heating radiator, and an open fireplace with surround.

SITTING ROOM

UPVC double glazed window to the rear, a central heating radiator, solid oak flooring, and another open fireplace.

DINING ROOM

UPVC double glazed window to the side, a central heating radiator, grey wood effect flooring, and a fireplace opening. An archway leads through to the extended kitchen.

KITCHEN

Three UPVC double glazed windows to two sides, central heating radiator, spotlights to the ceiling, grey wood effect flooring, door leading to the utility room. A superb selection of contemporary wall and base units topped with polished granite worktops, complemented by a central island with breakfast bar. The kitchen offers space for a range cooker with a tiled splashback and extractor hood, along with an integrated fridge/freezer and a stainless steel sink with mixer tap set into a matching drainer.

UTILITY ROOM

UPVC double glazed window to the rear, central heating radiator, grey wood effect flooring, spotlights. Floor to ceiling storage units, base units, sink and drainer, plumbing for a washing machine, an integrated fridge/freezer and an integrated dishwasher.

DOWNSTAIRS W.C.

Fitted with a low flush W.C., wash basin with mixer tap, central heating radiator, grey wood effect flooring and a UPVC side door to the driveway.

FIRST FLOOR LANDING

The first floor landing gives access to four bedrooms and a family bathroom.

BEDROOM ONE

UPVC double glazed windows to the rear elevation, a central heating radiator, and original skirting boards. There's also an open fireplace and a door leading to the en suite shower room.





EN SUITE SHOWER ROOM

Includes a three piece suite with a shower cubicle, glass sliding door, washbasin with mixer tap, and low flush W.C. It's fully tiled on the walls and floor, with a chrome towel rail and spotlights to the ceiling.

BEDROOM TWO

UPVC double glazed tilt & turn sash window to the front, a central heating radiator, carpeted flooring, and an original open fireplace.

BEDROOM THREE

UPVC double glazed window to the rear, a central heating radiator, carpeted flooring, and skirting boards.

BEDROOM FOUR

UPVC double glazed tilt & turn sash window to the front, a central heating radiator, carpeted flooring, and skirting boards. It's currently used as a home office.

BATHROOM

Frosted UPVC window to the side, the room is fully tiled, with a central heating radiator and spotlights to the ceiling. It's fitted with a bath and overhead shower, washbasin with mixer tap, and low flush W.C.

OUTSIDE

The front of the property features a well maintained lawn with shrub borders and a tarmac driveway providing parking for three cars. A gated side entry leads to extra driveway space and around to the rear with a detached double garage. The rear garden is an impressive and versatile outdoor space, thoughtfully designed to accommodate a variety of leisure and entertaining needs. A generous paved patio area provides the perfect setting for al fresco dining, complete with ample room for both dining and lounge furniture. Steps lead to a raised decking area nestled beneath mature trees, offering a more secluded spot ideal for evening relaxation or summer gatherings. The garden's expansive lawn is bordered by well-established hedges and trees, ensuring a high degree of privacy. To one side, a practical greenhouse caters to keen gardeners, while the wooden garden shed offers excellent storage for outdoor equipment. At the rear of the property, there is considerable turning space, providing easy vehicle access and convenience.

COUNCIL TAX BAND

The council tax band for this property is E.

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.

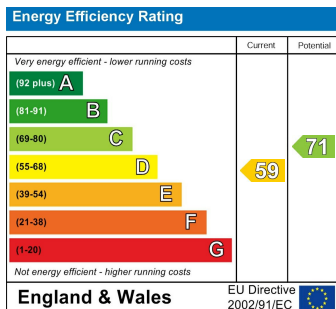
EPC RATING

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

VIEWINGS

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





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OTHER INFORMATION

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

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Ponterfract & 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

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66 Northgate, Wakefield, West Yorkshire, WF1 3AP

Tel: 01924 291294

Email: mail@richardkendall.co.uk

www.richardkendall.co.uk

