





16 Stopford Avenue, Wakefield - WF2 6RJ

£499,950 Freehold

Holroyd Miller have pleasure in offering for sale this substantially extended and impressive detached family home located in this ever popular and sought after location south of Wakefield city centre within easy reach of excellent local schools and amenities including shops, supermarket, restaurants and local train station. Only an internal inspection can fully reveal the extent of accommodation on offer, presented to the highest of standards and including interesting features together with occupying a large garden plot, in and out driveway together with large detached double garage with adjacent workshop or home office and storage. Briefly comprising, impressive Portico leading to entrance porch, reception hallway, cloakroom/wc, large living room feature fire place and sliding doors leading through to large sunroom with full height patio doors leading onto the rear garden, fitted units, family room/home office, well appointed breakfast kitchen with contrasting granite worktops, a comprehensive range of built in appliances, rear entrance lobby with pantry. To the first floor, four double bedrooms all having built in furniture, house bathroom with shower over bath. A truly enviable home which must be viewed with easy access to the motorway network for those travelling throughout the region.

Portico
Leading to...

Entrance Porch
Being double glazed with double glazed entrance door, built in storage with sliding doors leads through to...

Entrance Reception Hallway
With feature Karndean flooring, open staircase with glass balustrade and brushed steel handrail, central heating radiator, useful understairs storage cupboard.

Cloakroom
Having wash hand basin, low flush w/c, double glazed window, tiling.

Living Room
A spacious light and airy room with feature double glazed bay window to the front, sliding patio doors lead onto the sunroom, built in units providing storage, feature fire surround and hearth with flame effect fitted gas fire, two central heating radiators.

Sunroom
A light and airy room with full height sliding triple glazed patio doors lead onto the south facing rear garden, built in units, two wall light points, central heating radiators, aspect over the rear garden.

Family Room/Home Office
Located to the front of the property with double glazed window, central heating radiator.

Breakfast Kitchen
Superbly appointed with bespoke range of Elder fronted wall and base units, contrasting granite worktops extending to breakfast table with built in units with housing unit for television providing excellent storage, a comprehensive range of built in appliances including induction hob, double oven, extractor, undermounted stainless steel sink unit with mixer tap unit, Karndean flooring, integrated fridge and freezer, dishwasher, double glazed window overlooking the rear garden, central heating radiator.

Rear Entrance Lobby
With double glazed door, access to...

Built in Pantry
With plumbing for automatic washing machine and offering excellent storage.

Stairs lead to First Floor Landing
With feature glass balustrade with brushed steel handrail, double glazed window, built in linen cupboard, single panel radiator.

Bedroom
Having two sets of fitted wardrobes, double glazed window, central heating radiator.

Bedroom
Having fitted wardrobes, dressing table, double glazed window, single panel radiator, views overlooking the rear garden.

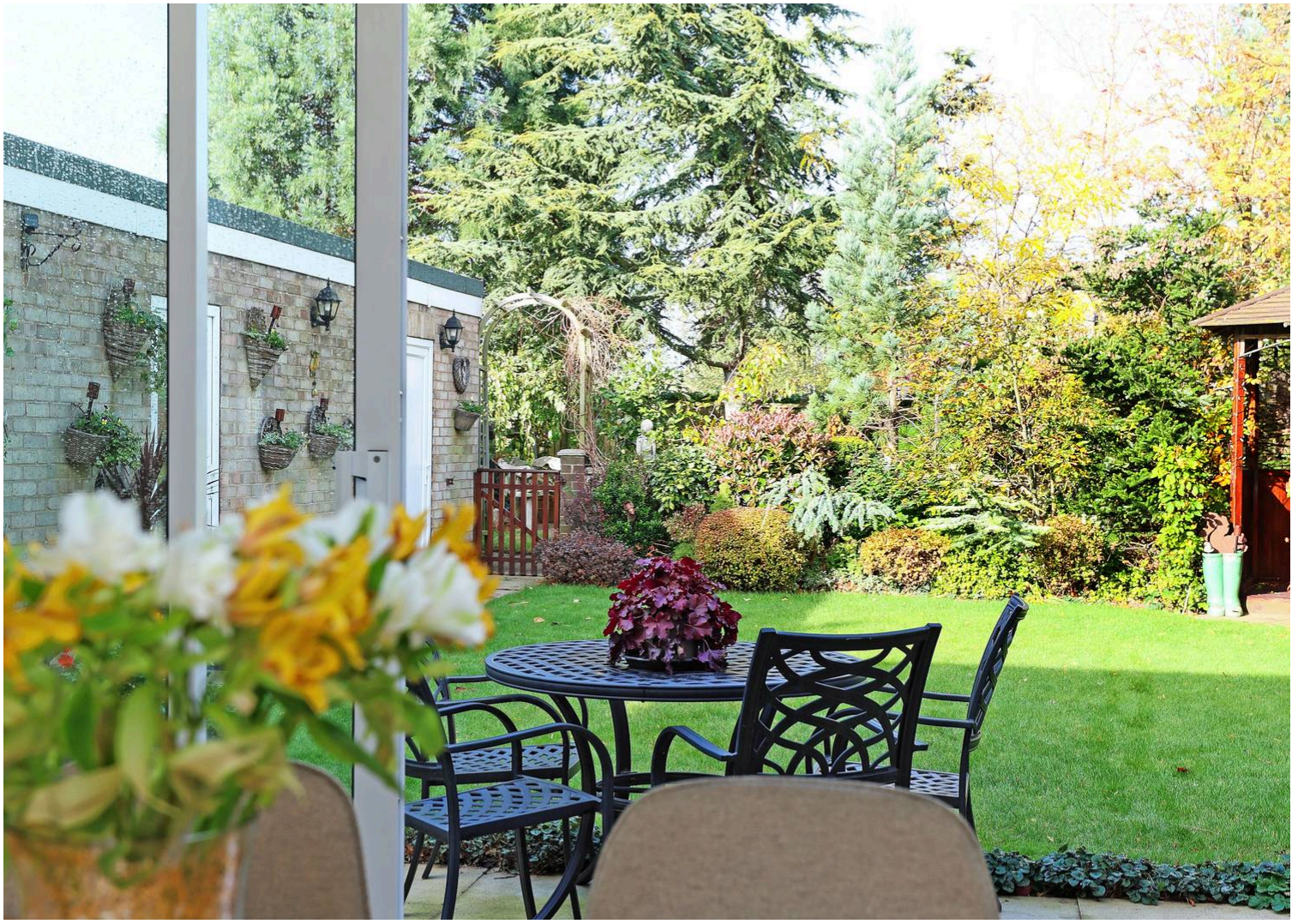
House Bathroom
Furnished with modern suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over, tiling to the walls, storage cupboard containing central heating boiler, double glazed window, heated towel rail.

Bedroom
Having built in wardrobes, overhead cupboards, double glazed window, central heating radiator.

Bedroom
Having fitted furniture with wardrobes, overhead cupboards, double glazed window, single panel radiator.

Outside
The property is set well back from the road with feature in and out driveway, further driveway to the side with carport provides practical covered area leading to detached double garage (6.00m x 5.30m) with automated door, adjacent workshop/home office, storage from the garage and external access to useful garden store with double glazed window and entrance door. To the rear, south facing generous garden with paved patio leading off from the sunroom with feature barbeque area, extensive lawn garden with a fabulous selection of mature trees retaining a high degree of privacy.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.















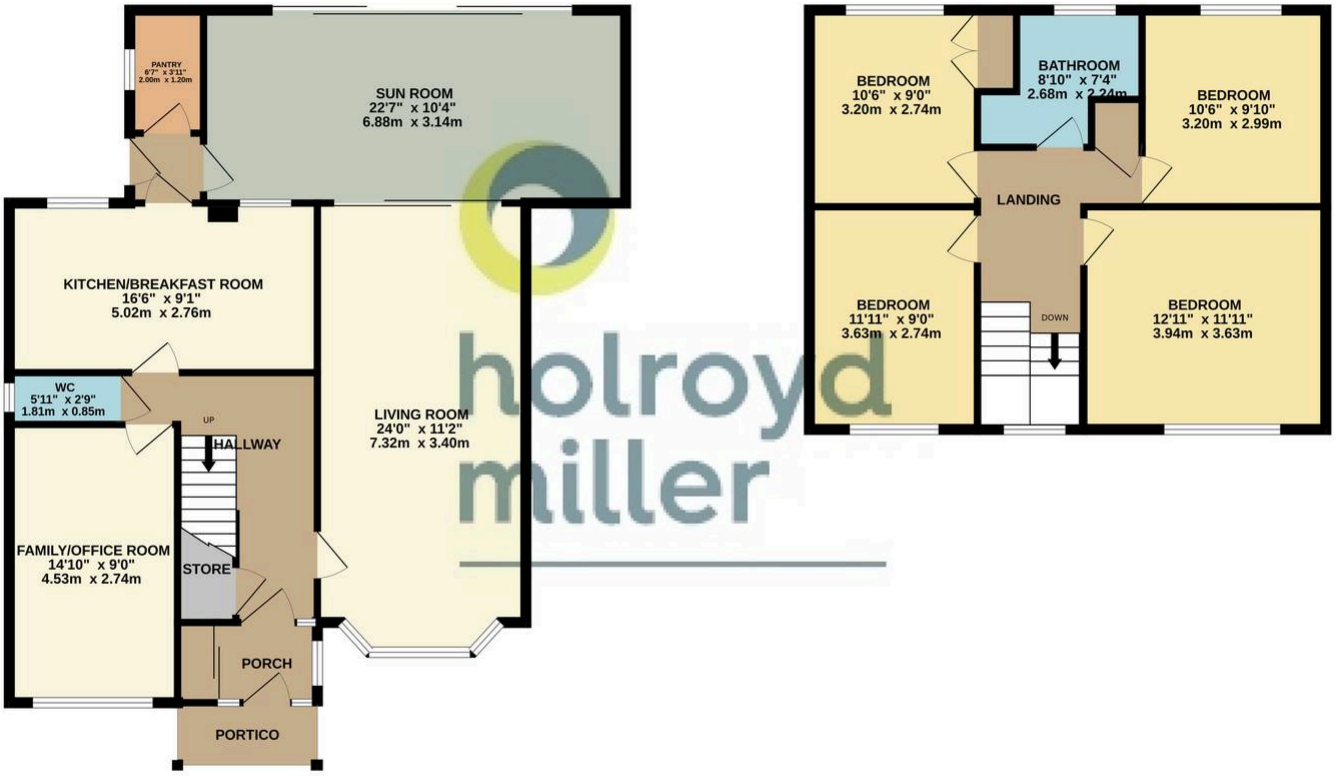






GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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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