



22 Aberford Road, Wakefield - WF1 4AJ

£350,000 Freehold

Holroyd Miller have pleasure in offering for sale this mature detached family home occupying a generous garden plot and located within walking distance of the city centre. Offering spacious and well proportioned accommodation with driveway and tandem style garage providing ample off street parking, briefly comprising outer entrance door leading to reception hallway, living room with feature bay window and fire place, formal dining room with French doors leading onto the rear garden, separate kitchen, access to useful pantry and garage. To the first floor, three good sized bedrooms, separate w/c, house bathroom. Outside, generous and private garden to the rear, a popular and convenient position within easy reach of the city centre, train station, Pinderfields Hospital. Offered with No Chain, Viewing Essential.

Entrance Hall

With open staircase, double glazed entrance door, central heating radiator, access to...

Garage

Being tandem (8.62m x 2.08m) with door leading onto the rear garden, roller shutter door to the front.

Living Room

With double glazed bay window, feature fire surround with marble inset and hearth, electric fire, two wall light points, two central heating radiators.

Dining Room

Having double glazed doors leading onto the rear garden, central heating radiator, coving to the ceiling.

Kitchen

Fitted with a matching range of light oak effect wall and base units, worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, two double glazed windows, central heating boiler, single panel radiator.

Stairs lead to First Floor Landing

With double glazed window.

Bedroom to Rear

With double glazed windows, built in cupboards, single panel radiator.

Bedroom to Front

Having fitted wardrobes, overhead cupboards, wash hand basin, double glazed window.

Bedroom to Front

With double glazed window, single panel radiator.

House Bathroom

Furnished with white suite comprising wash hand basin set in vanity unit, paneled bath, separate shower cubicle, tiling to the walls, chrome heated towel rail, double glazed window.

Separate W/C

With tiled walls, double glazed window, central heating radiator.

Outside

The property is set well back from the road with driveway providing off street parking leading to the tandem garage with roller shutter door. To the rear, mainly laid to lawn gardens with mature fruit trees, paved patio area all being enclosed.

Disclaimer

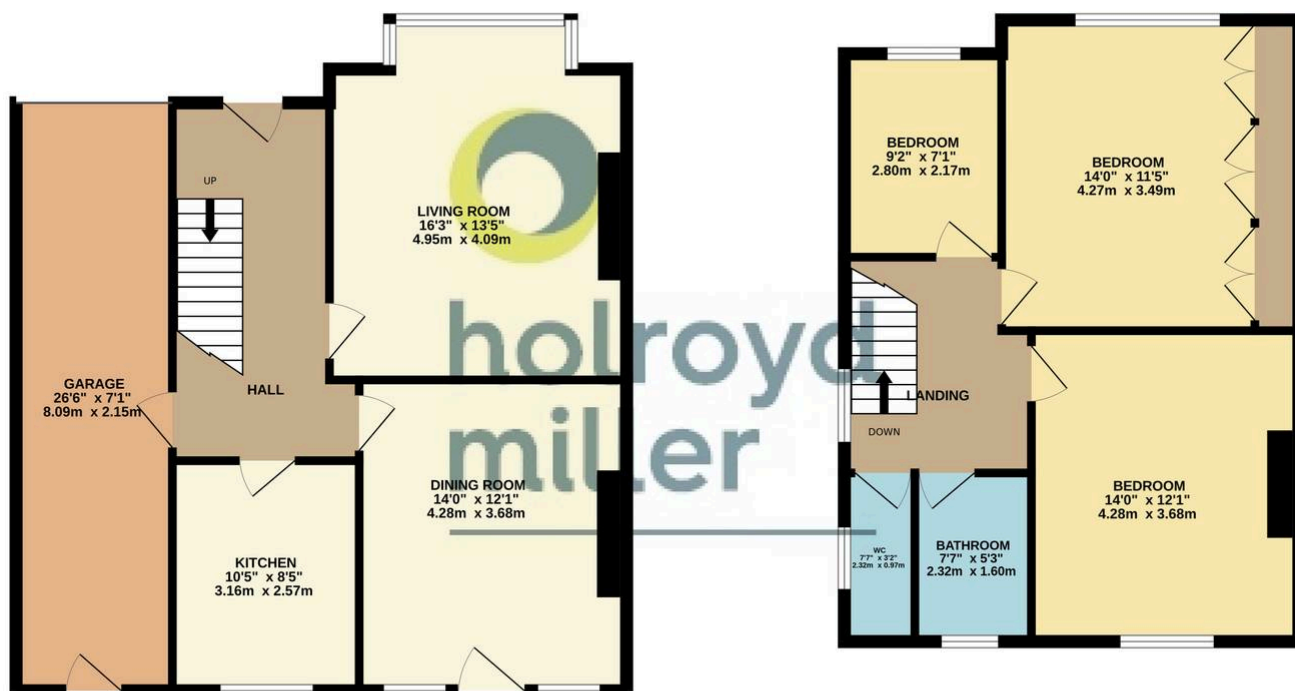
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification 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
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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.
Made with Metropix ©2026