



Elm Court, 9 Aberford Road,  
Wakefield, WF1 4AN

Asking Price:  
£575,000

Holroyd Miller have pleasure in offer for sale this imposing mature detached four-bedroom home built-in the 1920's occupying a prominent main road position on the outskirts of the city centre. Offering fine family accommodation, retaining original features, together with gas fired central heating, PVCu double glazing, comparing: covered outer entrance porch leading to impressive reception hallway with open staircase, cloakroom/ w.c., lounge with feature walk-in circular bay window, feature fire place, opening to dining room, with French doors leading through to the conservatory, family/sitting room, again with feature circular bay window and feature fire place, extended kitchen breakfast room with a range of limed oak fronted wall and base units, built-in appliances, separate utility room. To the first floor, three double bedrooms with master bedroom having dressing room and en-suite bathroom, house bathroom and separate w.c., To the second floor, useful storage room with a further fourth bedroom with eaves storage. Outside, there is ample off-street parking for several cars with "in and out" driveway, large tandem style garage being nearly 11 meters in length. To the rear is a large enclosed garden retaining a high degree of privacy with lawned area, flowering borders, standing for caravan. A truly enviable home conveniently located for the M1/M62 motorway network for those travelling throughout the region, close to the recently open Eastern Relief Road and local schools, and Pinderfields Hospital.



### **OUTER ENTRANCE PORCH**

With matwell and substantial timber entrance door, three outside lights, leads through to...

### **IMPOSING RECEPTION HALLWAY**

With open wide staircase, two wall light points, dado rail and cornice, double radiator.

### **CLOAKROOM/ WC**

Having low flush W.C, tiling, wash hand basin, double glazed window, single panel radiator, strip light above basin, electric shaver point.

### **LOUNGE 13'11" (4.24) x 14'10" (4.52) plus bay window.**

With feature circular walk-in double-glazed bay window, feature fire surround with tiled inset, with gas fire set on hearth, dado rail and cornice, two wall light points, double glazed window to side, double panel radiator, feature wide archway, opening to....

### **FORMAL DINING ROOM 12'4" x 12'3" (3.76m x 3.73m).**

With two wall light points, dado rail and cornice, double panel radiator, French doors leading through to.....

### **CONSERVATORY 10'10" x 10'9" (3.3m x 3.28m).**

With polished wood floor, being double glazed, French doors leading onto the rear garden.

### **SITTING / FAMILY ROOM 13'8" (4.17) x 14'11" (4.55) plus bay window.**

With feature circular walk in double glazed bay window, feature fire surround with tiled inset electric fire set on hearth, dado rail and cornice, three wall light points, double panel radiator.

### **KITCHEN/DINER 15'10" (4.83) x 19'8" (6) (15'10" (4.83) narrowing to 2.98 x 19'9" (6.01)).**

A light and airy room with windows to three sides, with a range of limed oak fronted wall and base units, contrasting work top areas, coloured sink unit, monobloc tap fitment, fitted electric double oven, hob with extractor hood over, plumbing for dishwasher, tiling between the worktops and wall units, space for fridge freezer, under lights, double panel radiator, dado rail, views overlooking the rear garden.

**UTILITY ROOM 8'4" x 5'10" (2.54m x 1.78m).** Fitted with a matching range of wall and base units, contrasting worktop areas, stainless steel sink unit and single drainer, plumbing for an automatic washing machine, access door to garage, double glazed window and rear entrance door.

**IMPRESSIVE STAIRS** Leads to

### **SPACIOUS FIRST FLOOR LANDING**

With airing cupboard, double glazed window, double panel radiator, with boiler room providing ample storage, dado rail and cornice.

### **SEPARATE LOW FLUSH WC**

With double glazed window and single panel radiator

### **HOUSE BATHROOM**

Furnished in a white suite, comprising of pedestal wash basin, panelled bath, separate shower cubicle, tiling to the walls, double glazed window, double panel radiator, strip light with shaver point over basin.

### **MASTER BEDROOM TO FRONT 15'11" x 13'11" (4.85m x 4.24m).**

Having double glazed window, double panel radiator, dado rail and cornice, opening to...

### **DRESSING ROOM**

Having fitted wardrobes to both sides, with overhead cupboards, having access to

### **EN-SUITE BATHROOM**

Furnished in a white suite comprising of, low flush W.C, pedestal wash basin, panelled bath, separate corner shower cubical, tiling to the walls, double glazed window and double panel radiator.

### **BEDROOM TO FRONT 9'11" x 10'8" (3.02m x 3.25m).**

With double glazed window and single panel radiator.

### **BEDROOM TO FRONT 14'11" (4.55) x 10'10" (3.3) to wardrobe fronts.**

Having built in wardrobes with overhead cupboards, three wall light points, double glazed window and double panel radiator.

**STAIRS** leads to....

### **SECOND FLOOR LANDING**

With double glazed window, large storeroom offering a potential en-suite, and excellent storage.

### **BEDROOM** *13'1" x 9'11" (4m x 3.02m).*

With double glazed window and single panel radiator, access to large eaves storage areas at both sides.

### **OUTSIDE**

The property is set well back from the road having a screen of mature trees facing onto Aberford Road, there is a dual access driveway providing ample off-street parking for several cars, together with hard standing for caravan, access to large tandem garage. To the rear, enclosed mainly laid to lawn garden with paved patio area and decking, retaining a high degree of privacy with mature trees and shrubs. Two water taps and external power supply, Greenhouse with power socket, large wooden shed and Wendy House, four external wall lights.

### **GARAGE** *35'5" (10.8) x 10'10" (3.3) narrowing to 9' (2.75).*

With roller opening door, pedestrian door to garden, power and light laid on.

Tenure Freehold  
Council Tax Band: F











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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