



Plot 4, 472 Aberford Road, Stanley,
Wakefield, WF3 4AZ

Asking Price:
£425,000

Holroyd Miller are excited to announce the release of Plot 4 on this exciting development by Cherry Tree Developments, of only five homes on the outskirts of Stanley village with easy access to the M62/M1 motorway network. This superbly designed four-bedroom detached family home offers four double bedrooms, separate utility room, two bathrooms, together with a high specification and open views to both front and rear, integral garage. The specification includes living room with feature media wall, burglar alarm and completed with floor coverings, sockets with USB ports, fully integrated kitchen with full appliances, full marble tiled bathrooms. The well-planned interior briefly comprises entrance reception hallway with open staircase and understairs storage, access door to integral garage, ground floor cloakroom/wc, living room with feature media wall and walk-in bay window, stunning open plan kitchen/diner/family room with adjacent utility room. To the first floor, four double bedrooms with recesses for wardrobes, master bedroom with ensuite shower room, stunning house bathroom with fully marble tiling with Raindance shower head over bath. Outside, integral garage, driveway provides off street parking with generous garden with paved patio and lawn areas. A stunning family home located within easy reach of schools. The property is backed by a 10-year build warranty by Advantage. Reservations are now being taken, Viewing Essential.

Entrance Reception Hallway

With double glazed composite entrance door, feature open staircase with oak handrail, laminate wood flooring, central heating radiator, access door to integral garage, alarm controls, understairs storage cupboard.

Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, heated towel rail.

Living Room 14'1" (4.3) plus bay window x 11' (3.35).

With feature double glazed bay window to the front, feature media wall with recesses, downlighting to the ceiling, television point and USB ports, central heating radiator.

Dining/Family Room 11'11" x 9'7" (3.63m x 2.92m).

With double glazed French doors leading onto the rear garden with downlighting to the ceiling, central heating radiator, opens to...

Breakfast Kitchen 15'9" (4.80) x 9'1" (2.77) opens to 11'6" (3.5).

Fitted with a matching range of dark blue shaker style fronted wall and base units, contrasting marble effect worktops extending to breakfast bar with colour co-ordinated sink unit, monobloc tap fitment, integrated oven and hob with extractor hood over, dishwasher, fridge and freezer, downlighting to the ceiling, central heating radiator.

Adjacent Utility Room 5'9" x 6' (1.75m x 1.83m).

Having a range of shaker style fronted wall and base units, plumbing for automatic washing machine, space for dryer, downlighting to the ceiling, laminate wood flooring, composite double glazed rear entrance door, central heating radiator.

Stairs lead to First Floor Landing

With downlighting to the ceiling, balustrade, built in storage cupboard, double glazed window, central heating radiator.

Stunning House Bathroom

With fully marble tiling, contemporary style suite with chrome fittings, with wash hand basin set in vanity unit, low flush w/c, panelled bath with Raindance shower head with shower screen, double glazed window, heated towel rail.

Master Bedroom to Rear 12'2" (3.72) x 13'9" (4.20) plus recess.

With double glazed window with open views, sockets with USB ports, central heating radiator.

Ensuite Shower Room

Furnished with modern contemporary style suite with chrome fittings with wash hand basin, low flush w/c set in back to wall furniture, shower cubicle with Raindance shower head, fully marble tiled walls, heated towel rail.

Bedroom to Rear 10'5" (3.17) plus door well x 11' (3.36).

With double glazed window with open views, sockets with USB ports, central heating radiator.

Bedroom to Front 12'11" x 11'11" (3.94m x 3.63m).

With double glazed window with open views, central heating radiator.

Bedroom to Front 10'2" x 9'5" (3.1m x 2.87m).

The fourth bedroom, however, still a good sized double bedroom with double glazed window with open views, central heating radiator.

Outside

Neat lawn garden to the front, with paved pathway leading to the front door, integral garage (5.48m x 2.83m) with automated garage door, power and light laid on, central heating boiler, driveway to the side provides off street parking and leads to generous enclosed rear garden being mainly laid to lawn with paved patio area.

Please note the property is available for immediate occupation. Reservation fee of £1,000 now being taken. The property is backed by a 10year Advantage warranty.

Council Tax Band: TBC

Tenure: Freehold

Viewings: To be arranged through Holroyd Miller





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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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