



Kinza House

396 Aberford Road, Wakefield, WF3 4PQ





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Wakefield

WF3 4PQ

Guide Price: £1,400,000

Residential property with potential to convert into a variety of uses

Subject to change of use

- 4,495 Sq Ft (417.59.Sq M)
- Approximately 1.9 acre site
- Residential property with potential to convert into a variety of uses
- Potential redevelopment
- Established gardens to front and side of the property
- Short drive to the new City Fields development
- Two gated driveways
- Ample car parking
- Close to the M1 and M62 motorway network
- Local and Independent schools nearby
- Pinderfields Hospital a short drive way
- Close proximity to Wakefield Westgate and Wakefield Kirkgate train stations with direct links to London, Leeds, Manchester and Edinburgh.

Description

This residential property was originally developed with a commercial use in mind and therefore could be ideally suited for a user looking to make full use of this very spacious property and the excellent site area of approximately 1.9 acres.

Externally, there is hard standing for at least forty vehicles. Considering all of this, the property could prove ideal for a variety of uses including children's day nursery, educational facility, clinic, horticultural operation, boarding kennels or any other business requiring a site of this size.

Interested parties would need to make their own enquiries with regards to gaining the necessary planning permission.

Currently the property is being under utilised consisting of two self contained flats on the first floor which have been purposely developed to meet the current owners needs. Interested parties who may be looking to convert the property back to a family home could very easily create a stunning 5/6 bedroomed property overlooking open farm land.

To the rear of the property, there is an oversized double garage with substantial surfaced car parking areas.

The property sits on a site area of approximately 1.9 acres which could be easily utilised as an equestrian facility or in fact any hobby that requires outdoor space. This is enhanced with a former workshop/store extending to 1,000 sq ft which could be adapted to suit most hobbies.

To the front and side of the property there is mature hedging along with established gardens. Two twin gated entrances to the front makes access on and off the site very easy.

This really is a unique one off opportunity that very rarely comes to the market place.



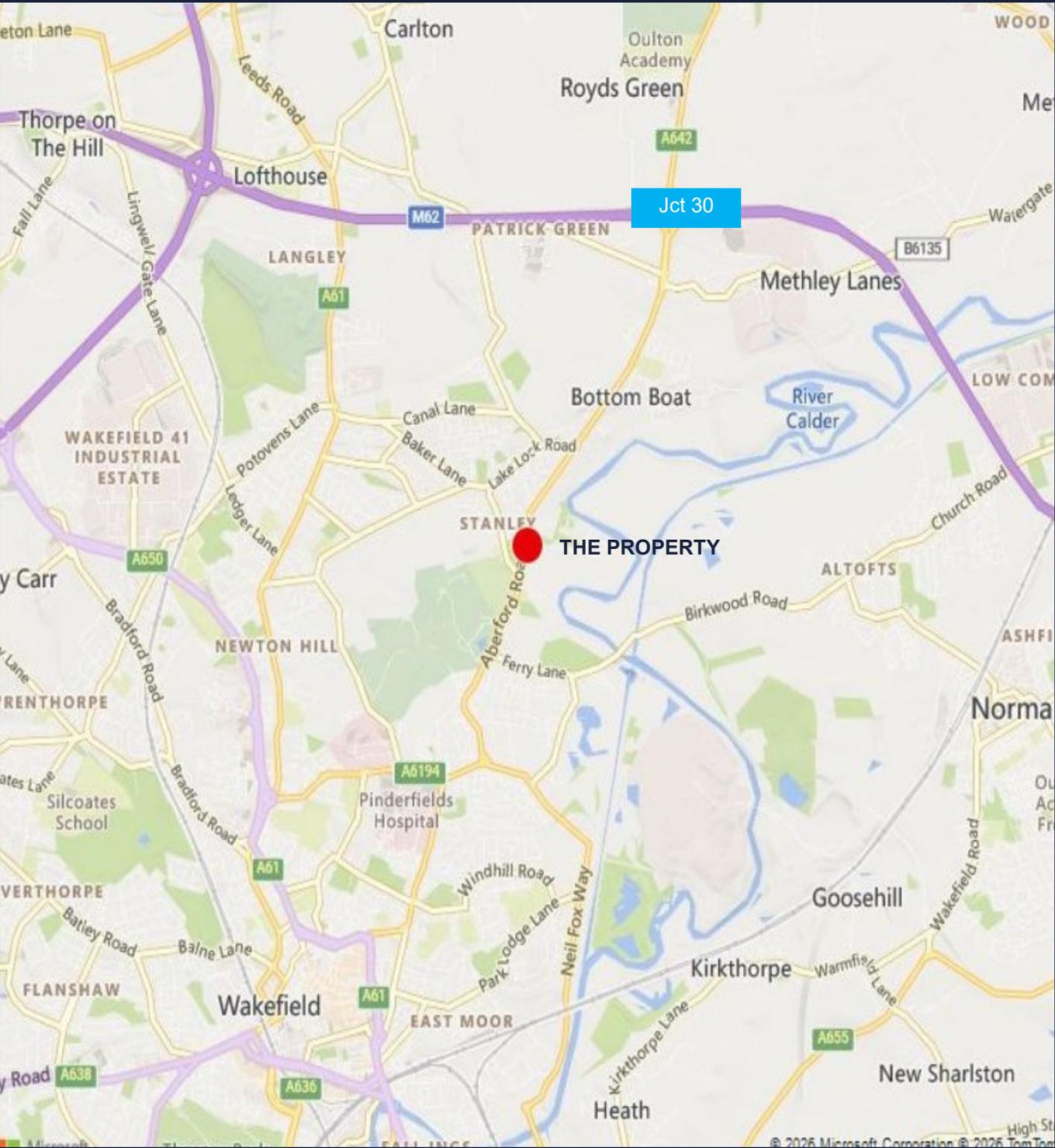
Location

The property occupies a superb location being situated part way between Wakefield city centre and Junction 30 of the M62 Motorway.

Also close by is the City Fields development where hundreds of houses have recently been constructed along with a neighbourhood centre which is to include a Marks and Spencer's food store.

Also close by are the villages of Stanley, Rothwell and Outwood.

This really is a convenient location being just 5 mins drive from the Motorway network.



The Main House

Ground Floor

The ground floor comprises of a number of vacant rooms which could easily be reconfigured to create some larger spaces.

The ground floor includes Wc facilities currently accessed externally however this could easily be adapted to create internal access.

Additionally there is an oversized double garage which can be accessed internally from the ground floor.



First floor

The first floor comprises of a generously proportioned living space including 3 double bedrooms, 1 single bedroom, dining kitchen, lounge and bathroom.



Self Contained Flat

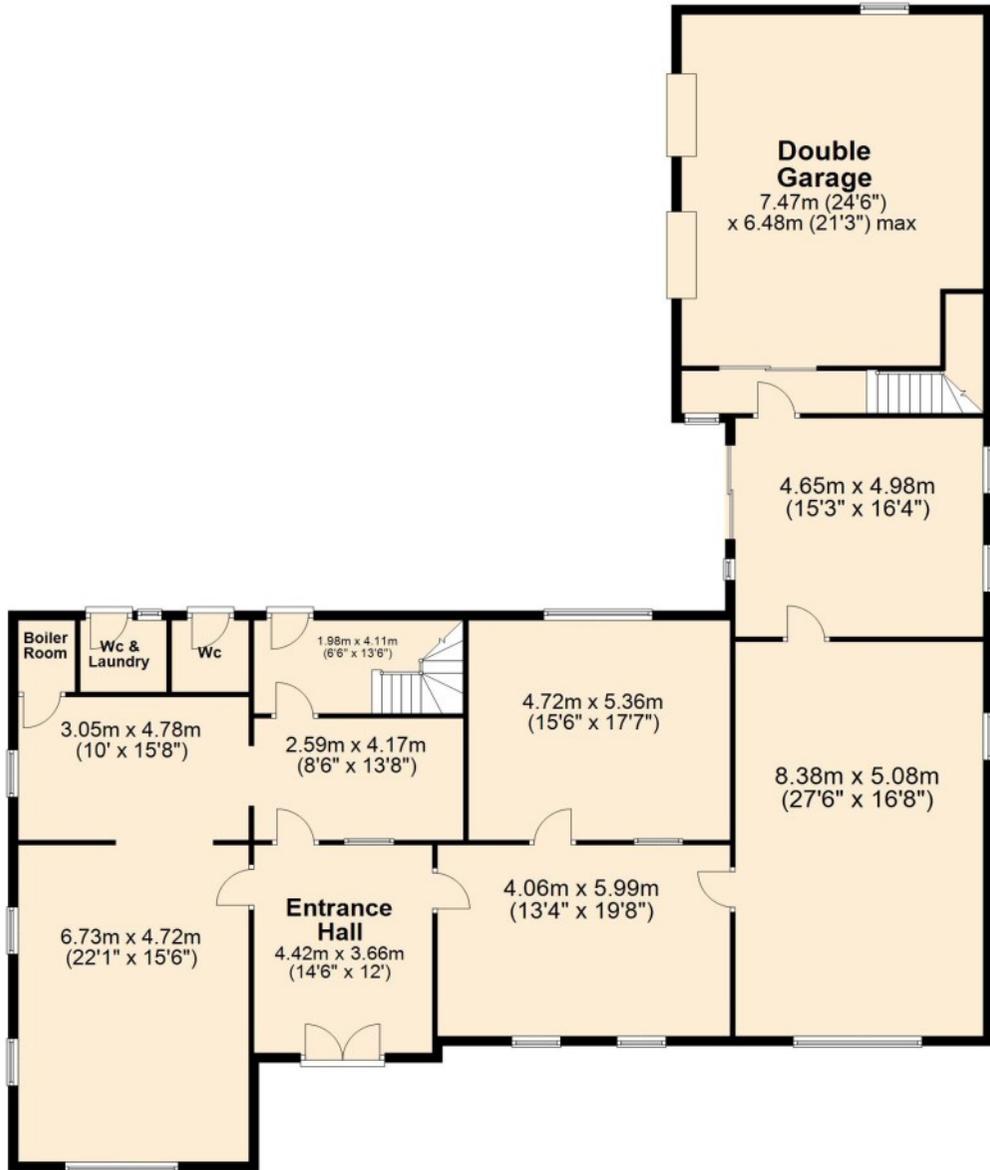
First floor

Based on the first floor, property includes a 1 bedroomed self contained living space via an integrated staircase leading to access via the roof terrace. The flat includes a double bedroom with balcony, kitchen, lounge and bathroom along with access to a roof top terrace providing extensive views over open farmland.

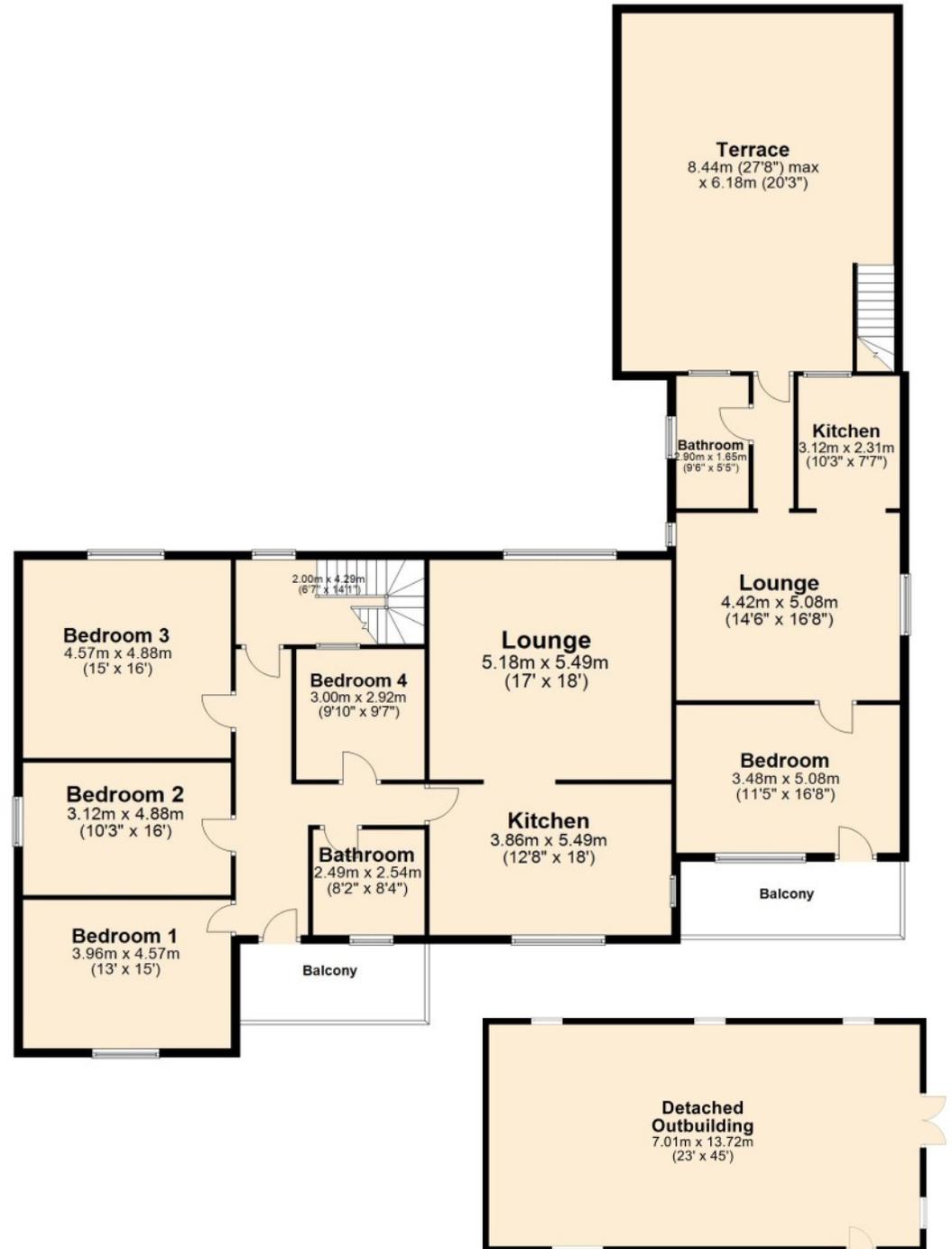


The property has the benefit of CCTV and full fibre broadband.

Ground Floor



First Floor



Gardens and grounds

The site totals approximately 1.9 acres.

Immediately to the rear and to the side of the property there is a concrete and block paved area which could easily accommodate up to 40 vehicles but at the same time may prove ideal for hard standing for a number of business users.

In the past this area was considered as a suitable base for a plant nursery.

Beyond this area, there is level grassed greenbelt land bordered by a stream.

Within this area, there is a separate detached building (45ft x 23ft) which could be utilised for a variety of uses but is in need of repair.

To the front of the property there are two twin gated entrances off Aberford Road.

Mature, established gardens surround the front and side of the property along with hedging to the front for privacy and noise reduction.







21.3m

WATER LANE

400

39

Area: 1.901 acres (7693.47 m²)

21.0m

0m 15m 30m 45m

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Summary

GUIDE PRICE	£1,400,000
Local Authority	Wakefield MDC
COUNCIL TAX	C
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legals costs.
EPC	C-69
VIEWING	Strictly by appointment only.
PLANNING	Interested parties should make their own enquiries with regards to any change of use from residential to commercial.

Viewings and further enquiries



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