



Bramble Square | East Ardsley | WF3 2JN

Offers Over £250,000

Three bedroom semi | EPC C | Council Tax C

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*** EXCELLENT VALUE FOR MONEY***EXTENDED*** OPEN PLAN LIVING***,MUST BE VIEWED ***

East Ardsley, situated in the Wakefield district of West Yorkshire, is a charming village that combines rural appeal with convenient access to urban amenities. Known for its picturesque landscapes and tight-knit community, East Ardsley offers residents a peaceful living environment with local shops, schools, and parks.

The village benefits from excellent transport links, including proximity to the M1 motorway, which provides swift connections to Leeds, Wakefield, and other major cities in the region. Regular bus services further enhance connectivity, making it easy for residents to commute to nearby urban centers. This blend of serene village life and robust transport infrastructure makes East Ardsley an appealing choice for those seeking both tranquility and accessibility.

Entrance hallway, modern fitted kitchen with integrated appliances, living room, downstairs wc, living room, 3 double bedrooms, family bathroom and en-suite master bedroom.

Private enclosed garden with patio area, ample off street parking and garage, electric car charging

VIEWING HIGHLY RECOMMENDED, VIEW EARLY TO AVOID DISAPPOINTMENT.

Ground Floor

Entrance Hall 3.60m x 2.00m (11'10" x 6'7")

Stairs to the first floor, door to w.c and door to:

WC 1.90m x 0.79m (6'3" x 2'7")

Low flush W.C, vanity wash hand basin, tiled walls, ladder rail double glazed window.

Kitchen/Dining Room 5.92m x 4.41m (19'5" x 14'6")

Re fitted with a bespoke kitchen with ample wall and base units, contrasting counter tops, integrated appliances, breakfast bar area and seating area. Double glazed window, internal doors to

Living Room 4.15m x 4.41m (13'7" x 14'6")

Extended with Bi-fold door, feature wall with fire, T.V point.

First Floor

Landing

Door to Storage cupboard.

Bedroom 3.18m x 2.91m (10'5" x 9'7")

Double bedroom to the front, double glazed window, and central heating radiator

En-suite Shower Room 1.74m x 1.40m (5'9" x 4'7")

Comprising of a walk in shower cubicle, vanity wash hand basin and low flush w.c, tiled walls double glazed window.

Bathroom 1.55m x 2.51m (5'1" x 8'3")

Three piece suite with bath ad shower over vanity wash hand basin and low flush w.c, tiled walls.

Bedroom 2.51m x 4.41m (8'3" x 14'6")

Double bedroom to the rear, double glazed window, and central heating radiator

Second Floor

Bedroom 3.50m x 3.43m (11'6" x 11'3")

Double bedroom, skylights and central heating radiator

External

To the front the property abuts the path. To the rear is a private enclosed garden with patio area, ample off street parking and garage, electric car charging point,





Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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