



Violet Road | East Ardsley | WF3 2NH

£410,000

Four Bedroom Detached | EPC C | Council Tax D

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***Immaculate four bedroom detached family home
Extended living room second living room (used as a playroom) *** **re-modelled dining kitchen***Re-modelled family showroom***Double garage accessed via electric gates*** large private garden***

For sale , a truly immaculate , detached house, a property of distinction and style. This splendid home offers a large entrance hall , with doors to a re-modelled dining kitchen , and to the first of two living rooms (currently used as a playroom) with the second living room being accessed from the first due to a ground floor extension , also on the ground floor is a convenient ground floor W.C.

On the first floor are the bedrooms, the main with an en-suite , the additional bedrooms are well appointed, two double and one single , also a re-modelled family shower room.

The dining kitchen is bathed in natural light, perfect for family mealtimes.

The property has a double garage accessed via electric gates. The rear garden is landscaped on two levels , with a neat lower patio , the second level has Astro turf, a patio and a bar area. Remarkably private for an estate this size/age.

Ground Floor

Entrance Hall 2.00m x 1.90m (6'7" x 6'3")

Entrance hallway, stairs to the first floor, ground floor w.c, doors leading off to,

Play Room 3.15m x 3.40m (10'4" x 11'2")

Double glazed window to the front elevation, central heating radiator, door to:

Living Room 5.51m x 3.40m (18'1" x 11'2")

Extended to the rear making this a light and airy room, with T.V point, ladder central heating radiator, french doors and skylight windows.

Kitchen/Dining Room 6.27m x 3.43m (20'7" x 11'3")

Re-fitted with ample wall and base units, built in oven,

micro wave, hob and extractor over, sink and drainer unit, plumbed for washing machine, dishwasher and space for fridge freezer, ample space for dining table and chairs, double glazed windows to front and rear and rear entrance door.

WC

Low flush W.C, vanity wash hand basin and under stairs storage cupboard. Double glazed window and central heating radiator.

First Floor

Landing

Double glazed window, storage cupboard, doors off to:

Bedroom 1 3.47m x 3.33m (11'5" x 10'11")

Fitted wardrobes, built in storage cupboard, door to en-suite. Double glazed window and central heating radiator.

En-suite Shower Room

Walk in shower unit with glass screen, vanity wash hand basin and low flush W.C, ladder rail and double glazed window.

Bedroom 2 3.23m x 3.40m (10'7" x 11'2")

Double bedroom, central heating radiator and double glazed window over looking the rear garden

Bedroom 3 3.05m x 2.65m (10'0" x 8'8")

Double bedroom, central heating radiator and double glazed window over looking the front.

Bedroom 4 2.14m x 2.74m (7'0" x 9'0")

A good size bedroom, central heating radiator and double glazed window over looking the front.

Bathroom 1.72m x 1.65m (5'8" x 5'5")

Positioned to the rear, re-fitted walk in shower room, vanity wash hand basin and low flush W.C, Double glazed window and central heating radiator.

External

To the front of the property are two beautiful raised planters with timber pagoda. The side of the front is gated and leads to a shared driveway which in turn leads to the

double garage for the property. The rear garden is landscaped with a neat patio, astro turf and bar area. Being private and enclosed.





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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