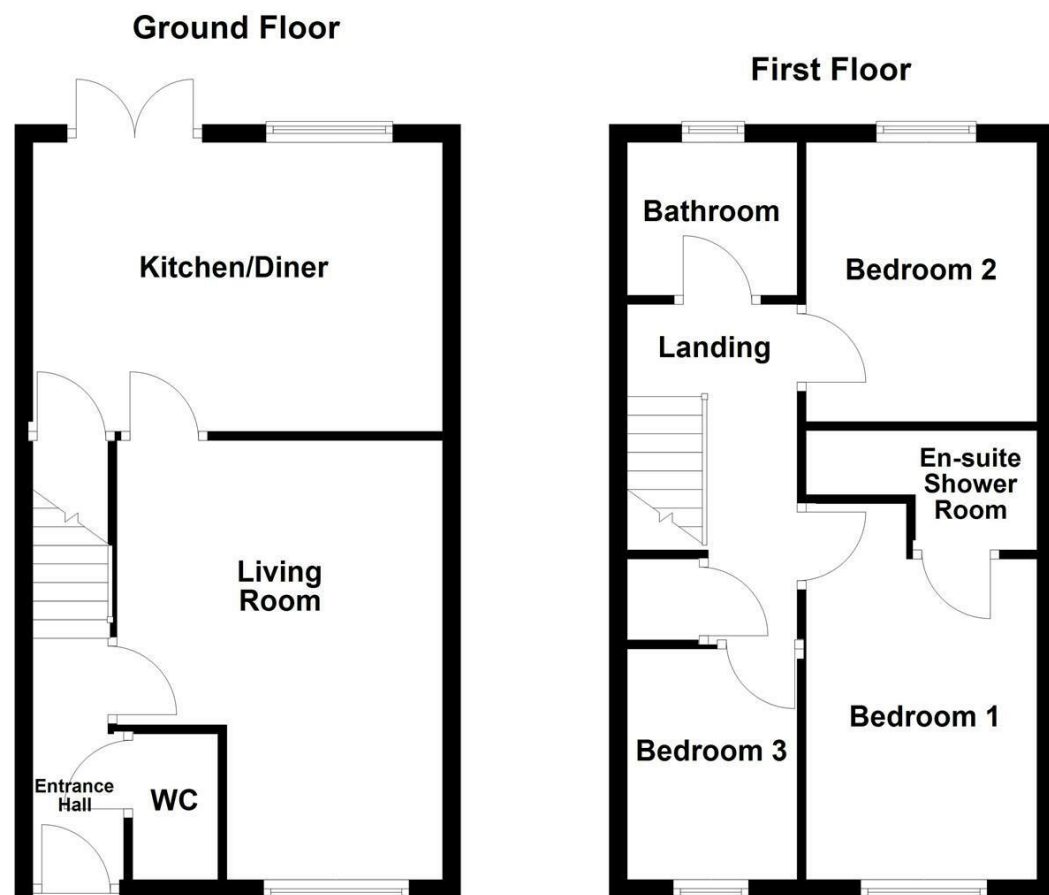




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

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NORMANTON

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PONTEFRACT & CASTLEFORD

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22 St. Michaels Drive, East Ardsley, Wakefield, WF3 2GA

For Sale Freehold £249,995

Situated within a highly sought after modern development is this superb three bedroom semi detached family home. Immaculately presented throughout, the property boasts a modern fitted kitchen and bathroom, three well proportioned bedrooms and an enclosed rear garden.

The accommodation briefly comprises of an entrance hall with access to the first floor landing and downstairs w.c., a spacious living room and a modern kitchen/diner with useful understairs storage and French doors opening onto the rear garden. To the first floor, the landing provides access to a storage cupboard, three bedrooms, and the house bathroom. The principal bedroom further benefits from its own en suite shower facilities. Externally, the property enjoys a low maintenance front garden with pebbled features and a block paved driveway providing off road parking for up to two vehicles. To the rear, the enclosed garden is mainly laid to lawn with a paved patio and pebbled border, ideal for outdoor dining and entertaining.

East Ardsley is a highly regarded location, perfect for a wide range of buyers including first time buyers, professionals, and young families. Local shops, schools, and everyday amenities are within walking distance, with larger facilities easily accessible in Wakefield city centre. Excellent transport links include regular bus routes, nearby train stations offering direct connections to Leeds, Manchester, and London, as well as swift access to the M1 motorway for those commuting further afield.

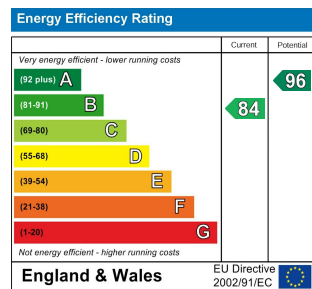
An internal inspection is strongly advised to fully appreciate the quality and potential of this fantastic home. Early viewing is highly recommended to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the downstairs w.c. and living room.

W.C.

3'1" x 5'3" [0.95m x 1.62m]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback.

LIVING ROOM

11'10" x 16'0" max x 10'5" min [3.62m x 4.90m max x 3.18m min]

Door through to the kitchen diner, central heating radiator and UPVC double-glazed window to the front.



KITCHEN DINER

14'11" x 10'6" max x 9'7" min [4.57m x 3.21m max x 2.93m min]

A range of modern shaker style units with work surfaces over, stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated oven and space/plumbing for washing machine, dishwasher, and fridge freezer. Central heating radiator, access to the understairs storage cupboard, UPVC double glazed window to the rear and UPVC double glazed French doors with built in blinds to the rear.



FIRST FLOOR LANDING

Loft access, central heating radiator, overstairs storage cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 13'9" max x 11'9" min [2.62m x 4.21m max x 3.60m min]

UPVC double glazed window to the front, central heating radiator and door through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

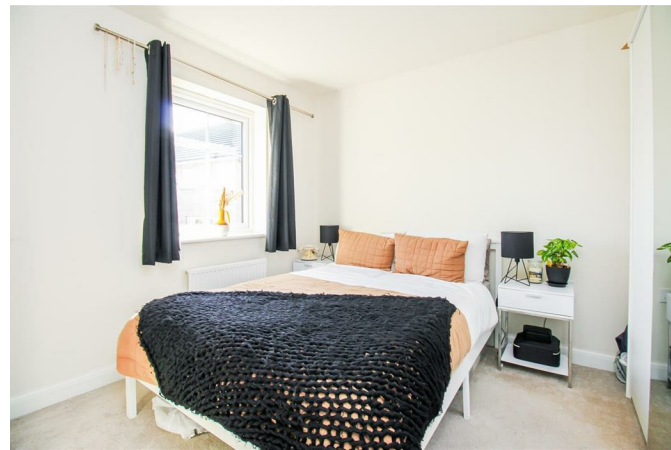
4'5" x 8'6" max x 4'3" min [1.37m x 2.60m max x 1.32m min]

Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, shower cubicle with electric shower head attachment and glass screen. Partial tiling and shaver outlet.

BEDROOM TWO

8'7" x 10'2" [2.62m x 3.11m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

8'8" x 6'3" [2.66m x 1.92m]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'2" x 5'6" [1.90m x 1.70m]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and a panelled bath with mixer tap and tiled surround.



OUTSIDE

To the front is a low maintenance garden with a pebbled area and a block paved driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn and incorporates a paved patio and planted border, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.