

# linkagency

4 Bedroom House - Detached for Sale

Offers Over £400,000

4 Rhubarb Way, East Ardsley, Wakefield, West Yorkshire, WF3 2GN



## KEY FEATURES

- HIGH SPEC FINISH THROUGHOUT: MULTIPLE UPGRADES
- 4 DOUBLE BEDROOMS + 2 BATHROOMS
- 2 RECEPTION ROOMS PLUS A STUDY
- LARGE, SOUTH FACING, LANDSCAPED REAR GARDEN
- HIGH SPEC KITCHEN PLUS UTILITY ROOM
- 7 YEARS REMAINING ON NHBC WARRANTY
- HIGHLY REGARDED PRIMARY SCHOOL AND NURSERY
- EASY REACH OF M62, M1 + LEEDS AND WAKEFIELD RAILWAY STATIONS
- CLOSE TO LOCAL AMENITIES: INCL FOOTPATHS, INDEPENDENT STORES, TAKEAWAYS AND BEAUTY SALON
- NO CHAIN

HEAD OFFICE

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This beautifully presented, high spec finish, bright and spacious family home features a spacious entrance hallway with a built-in storage/cloaks cupboard; a ground floor WC; a separate study; a large lounge and and a fabulous open plan living/ dining / high spec kitchen where french doors open out to the landscaped south-facing rear garden; there is the added advantage of a utility room off the kitchen area with an exterior door to the driveway. Upstairs are four double bedrooms, the principal bedroom features a luxury ensuite and there is also a family bathroom with an over-bath shower. Set on a generous plot, outside there is a separate brick built garage with ample parking on a driveway to the side; planted borders to the front and a large, beautifully landscaped, south-facing garden to the rear.

This attractive, Barratt Radleigh design, spacious , 4 bedroom, 2 bathroom, 3 reception room family home is located at Amblers Meadow, in sought-after East Ardsley, a recent housing development featuring a collection of 3 and 4 bedroom quality homes which are popular with families, professionals and young couples alike. Its proximity to Leeds (6 miles approximately (10 km) and Wakefield (2 miles approximately (3 km) means that people who live here are spoilt for choice for places to visit such as the fabulous Yorkshire Sculpture Park near Wakefield (11miles); the Leeds Royal Armouries museum in the city, concerts at the Leeds First Direct Arena, the Hepworth museum in Wakefield along with multiple shops restaurants, bars and cinemas in the cities as well as the White Rose shopping centre ( 3.8 miles approximately ). The area is also a great place to live for commuters owing to its proximity to major road networks including the M1and M62 and A650, as well as railway stations at Leeds (8 miles approximately ) and Wakefield (4 miles approximately ).Surrounded by green open space, there are plenty of countryside walks for you to enjoy. For equestrains there are even livery stables at Kirkfield Farm . Living here you will also have a range of amenities on your doorstep as the village boasts a number of local independent stores including : mini markets, a beauty salon, a hairdressers, a deli and sandwich shop , takeaways , an Ofsted ,'Good rated' primary school , a highly regarded nursery, a church , St Michaels and a community centre where various clubs and activities are held.

#### ENTRANCE HALLWAY

Wood effect cushion vinyl flooring - Built-in, shelved cupboard - Radiator

#### WC

Low flush WC - Corner pedestal sink - Radiator

#### STUDY

7'5" x 7'1"

Wood effect cushion vinyl flooring - Aspect to the front - Radiator





## KITCHEN/DINING/LIVING

27'7" x 10'2"

Open plan living dining kitchen  
Cushion vinyl flooring throughout

Kitchen:

Fitted base and eye level units in high gloss white with polished chrome handles - Contrasting wood effect work top - Tiled splash-backs - Integrated dishwasher - Integrated electric cooker - Electric hob with stainless steel extractor hood over - Integrated fridge freezer - Recessed downlights

Dining area

Ample space for a large table - French doors to the rear patio and garden

Sitting area

Window to the rear garden - Tv point - Space for sofas



## UTILITY ROOM

5'4" x 5'4"

White high gloss base and eye level units - Contrasting wood effect worktop - Tiled splash-back - Space and plumbing for washing machine and drier - Cushion vinyl flooring - Part glazed door to the driveway

## SITTING ROOM

16'6" x 11'0"

Fitted carpet - Aspect to the front - Radiator - TV point

## STAIRS AND LANDING

Fitted carpet - Large, double airing cupboard with purpose built shelving - Radiator - White wood painted balustrades

## BEDROOM 1

12'8" x 11'8"

Large double room - Fitted carpet - Aspect to the front - Radiator

## EN-SUITE

7'6" x 4'10"

Shower cubicle with mains dual head shower, including rainfall shower head - Glass doors - Pedestal sink with tiled splash-back - Low flush WC - Chrome ladder-style radiator - Fully tiled walls

## BEDROOM 2

14'2" x 9'5"

Double room - Fitted carpet - Radiator - Aspect to the front - Built-in cupboard

## BATHROOM

6'11" x 5'7"

3 piece white suite : Bath with over bath dual head shower and folding glass door - Low flush WC - Chrome towel radiator - Pedestal wash basin - Wood effect cushion flooring - Part tiled walls - Extractor fan - Aspect to the rear

## BEDROOM 3

10'4" x 9'10"

Double room - Fitted carpet - Radiator - Aspect to the rear

## BEDROOM 4

10'9" x 9'3"

Small double room - Fitted carpet - Radiator - Aspect to the rear



## GARDENS

Large south-facing plot - Landscaped gardens

Front

Planted borders - paved path to the front door

Side

Long driveway with parking space for approximately 2 large cars leading to the garage

Rear

Fully landscaped by a local gardener

Large patio area - Paved path - Outside tap - High lockable gate to the driveway - Raised feature border - Lawn - Planted borders -

Wood panel fencing to 3 sides

## GARAGE

16'11"x 8'11"

Brick built - Up and over door - Power

## EXTRA DETAILS

Specification details

- generous plot at the beginning of the development
- south facing garden : fully landscaped by a local gardener; patio extended and fencing given extra panels for privacy
- recently landscaped front garden
- all internal snags completed by the developer
- upgraded kitchen to the "gold" package
- tiled splash backs to the kitchen and utility
- luxury carpets and upgraded flooring
- spotlights in kitchen, utility room and all bathrooms
- fully tiled master bathroom with rainfall shower
- internal, built-in cupboards have been shelved by a joiner
- white painted wood interior doors with chrome handles
- gas central heating
- Upvc windows and doors
- 7 years remaining on the NHBC
- fitted, quality blinds to all windows

## PERSONAL AGENT JAYNE AT LINK AGENCY

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove and Zoopla

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

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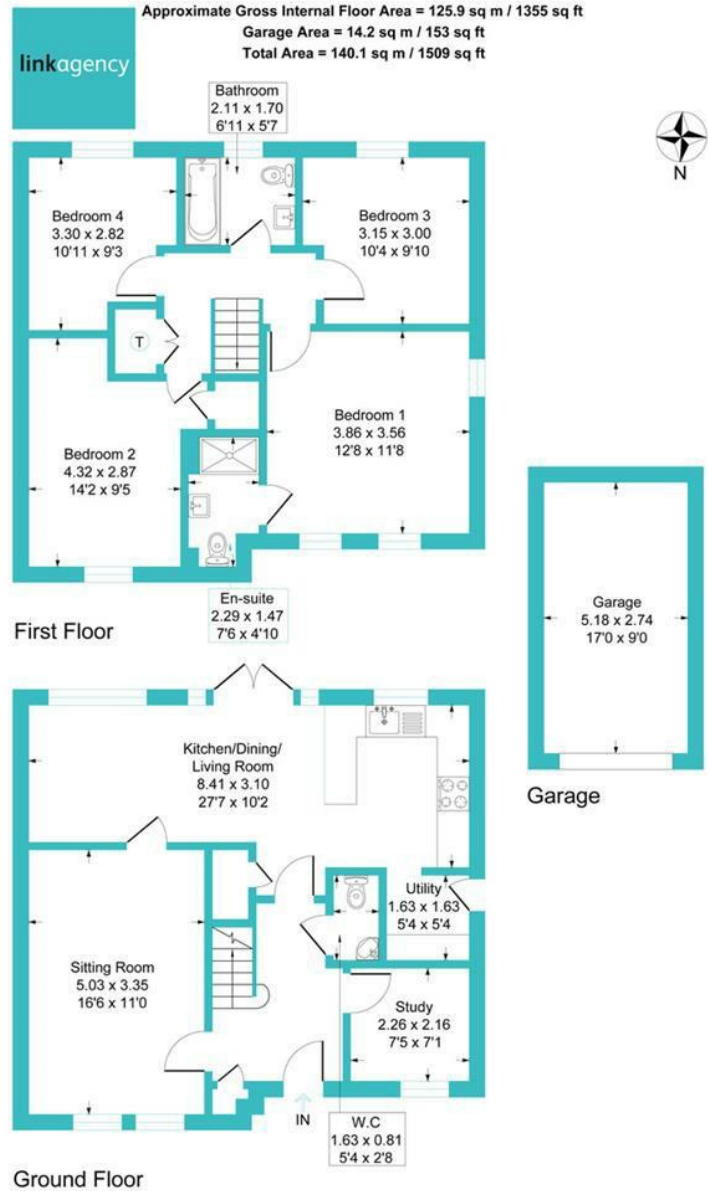


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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