



Reservoir View, East Ardsley Wakefield WF3 2GG

welcome to

Reservoir View, East Ardsley Wakefield

** Radleigh Style Property ** situated on the Amblers Meadow Development in East Ardsley with good access to motorway links, local amenities and good schools. FOUR bedroom DETACHED FAMILY HOME with everything needed for modern day living including DRIVEWAY, GARAGE and ENCLOSED LAWNED GARDEN.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, storage cupboard, stairs leading to the first floor landing with understairs storage cupboard. Doors leading to the downstairs WC, living room, kitchen/diner and study.

Downstairs Wc

Having a low level flush WC, wash hand basin and gas central heating radiator.

Study

6' 11" x 7' 5" (2.11m x 2.26m)
uPVC double glazed window to the front, gas central heating radiator.

Living Room

10' 6" x 11' 1" (3.20m x 3.38m)
Having a uPVC double glazed window to the front and a gas central heating radiator. Doors leading from the entrance hall and through to the kitchen/diner.

Kitchen/diner

8' 5" x 26' 7" (2.57m x 8.10m)
Fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces, incorporating sink and drainer, integrated appliances include dishwasher, fridge freezer and electric oven, gas hob, fitted extractor fan. There are gas central heating radiators, uPVC double glazed window to the rear and the dining area has a uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden. There is a decorative paneled feature wall and open access through to the utility room.

Utility Room

5' 4" x 5' 3" (1.63m x 1.60m)
Having base units, space for a washing machine and tumble dryer, uPVC double glazed door to the side.

First Floor Landing

Storage cupboard housing the water tank, loft access. Access to all four bedrooms and the house bathroom.

Master Bedroom

12' 7" x 11' 7" (3.84m x 3.53m)
Having two uPVC double glazed windows to the front, gas central heating radiator, uPVC double glazed window to the side and access into the ensuite.

Ensuite

A modern three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator.

Bedroom Two

14' 2" x 9' 6" (4.32m x 2.90m)
uPVC double glazed window to the front, gas central heating radiator, bulk-head storage cupboard.

Bedroom Three

10' 11" x 9' 3" into recess (3.33m x 2.82m into recess)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

10' 3" x 9' 8" into recess (3.12m x 2.95m into recess)
uPVC double glazed window to the rear, gas central heating radiator.





House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator and uPVC double glazed window to the rear.

Exterior

Driveway to the side leading to the single garage which has power and lighting and to the rear is a good sized west facing enclosed lawned garden with patio area and having fence boundaries.



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Reservoir View, East Ardsley Wakefield

- Executive four bedroom detached family home
- Radleigh style property Amblers Meadow Development
- Tastefully decorated throughout
- Open plan kitchen/diner
- Study & downstairs WC

Tenure: Freehold EPC Rating: B

£425,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MLY110197 - 0005

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