



St. Michaels Drive, East Ardsley Wakefield WF3 2GA

welcome to

St. Michaels Drive, East Ardsley Wakefield

Fabulous FOUR bedroom DETACHED FAMILY HOME, MODERN and WELL PRESENTED throughout, having everything needed for modern day living with an OPEN PLAN KITCHEN/DINER, UTILITY ROOM, DOWNSTAIRS WC, LIVING ROOM, ENSUITE to master bedroom, FAMILY BATHROOM. DRIVEWAY, SINGLE GARAGE and ENCLOSED LAWNED GARDEN.

Entrance Hall

Spacious entrance hall with a double glazed Composite door to the front, two storage cupboards, access to the downstairs WC, living room and kitchen/diner. Stairs leading to the first floor landing.

Downstairs Wc

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

Living Room

15' 4" x 11' 1" (4.67m x 3.38m)
uPVC double glazed window to the front, gas central heating radiator.

Kitchen/diner

9' 8" x 19' 4" (2.95m x 5.89m)
Having a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated appliances include oven, fridge/freezer and a dishwasher, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading to the rear garden. Door leading into the utility room.

Utility Room

6' 2" x 4' 2" (1.88m x 1.27m)
Space for washing machine and tumble dryer, gas central heating radiator, uPVC double glazed window to the side.

First Floor Landing

uPVC double glazed window to the side, storage cupboard, gas central heating radiator, loft access. Access to all four bedrooms and the family bathroom.

Bedroom One

8' 11" plus wardrobe x 9' 11" (2.72m plus wardrobe x 3.02m)
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator, air con system and access into the ensuite.

Ensuite

Shower cubicle with electric shower, low level flush WC, wash hand basin, tiled splashback, heated towel rail.

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' x 10' 3" into recess (2.74m x 3.12m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

6' 10" x 8' 11" (2.08m x 2.72m)
uPVC double glazed window to the rear, gas central heating radiator.

Family Bathroom

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

Exterior

Driveway leading to the single garage which has up and over door, power and lighting, electric car charger. Lawned area to the front with pathway leading to the front door and to the rear of the



property is a good sized lawned garden with paved patio area and a fabulous decked summer area with cover, perfect for the summer months and entertaining. The garden is enclosed with fence boundaries.



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welcome to

St. Michaels Drive, East Ardsley Wakefield

- Four bedroom detached family home
- Modern and well presented throughout
- Fabulous open plan kitchen/diner
- Downstairs WC
- Ensuite to master bedroom

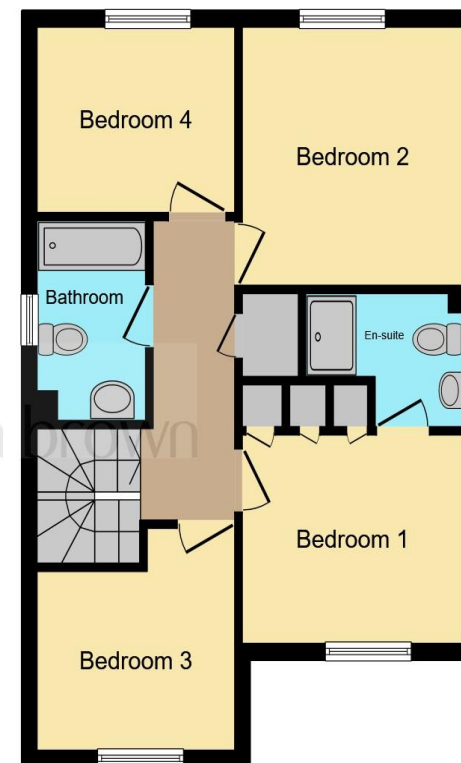
Tenure: Freehold EPC Rating: B

offers over

£365,000



Ground Floor



First Floor

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Awaiting Photograph

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Property Ref:
MLY110145 - 0004

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 **william h brown**



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk