



**Scampston Drive, East Ardsley Wakefield WF3 2FN**

**welcome to**

## **Scampston Drive, East Ardsley Wakefield**

MODERN and WELL PRESENTED, THREE STOREY END TOWN HOUSE, the garage has been converted making this property into a five bedroom home, with a downstairs WC, UTILITY ROOM, first floor KITCHEN/DINER and LIVING ROOM, house bathroom and ENSUITE facilities to the master bedroom. ENCLOSED REAR GARDEN.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing, access to the downstairs WC, bedrooms two and five and the utility room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator and part tiled walls.

### **Bedroom Five**

10' 2" x 8' 1" ( 3.10m x 2.46m )  
uPVC double glazed window to the side, gas central heating radiator.

### **Bedroom Two**

12' 7" x 9' 11" ( 3.84m x 3.02m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Utility Room**

9' 3" x 6' 1" ( 2.82m x 1.85m )  
Having base units with a sink and drainer and mixer tap, tiled splashback, integrated washing machine, space for a fridge, gas central heating boiler, gas central heating radiator, Composite double glazed door to the rear.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator, stairs leading to the second floor landing and access to the kitchen/diner and living room.

### **Living Room**

12' 1" x 16' 4" ( 3.68m x 4.98m )  
Two uPVC double glazed windows to the front, gas central heating radiator and a fitted log burner.

### **Kitchen/diner**

12' 9" x 16' 4" ( 3.89m x 4.98m )  
Has 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 oven with gas hob and fitted extractor fan, integrated dishwasher, gas central heating radiator, two uPVC double glazed windows to the rear.

### **Second Floor Landing**

Loft access and access to bedrooms one, three and four and the house bathroom.

### **Bedroom One**

11' 11" x 12' 11" into recess ( 3.63m x 3.94m into recess )  
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Ensuite**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, gas central heating radiator and uPVC double glazed window to the front.

### **Bedroom Three**

11' 11" plus recess x 8' 9" ( 3.63m plus recess x 2.67m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Four**

12' 11" x 7' 4" ( 3.94m x 2.24m )  
uPVC double glazed window to the rear, gas central heating radiator.





### **House Bathroom**

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

### **Exterior**

Parking to the front of the property, gated access to the side of the property leading to the rear garden which has artificial grass, patio area and a hot tub (this can be removed if not wanted) Garage space for storage only, as rest of garage been converted.



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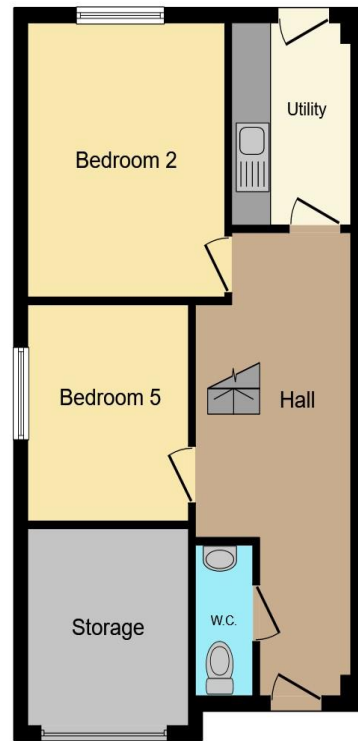
## Scampston Drive, East Ardsley Wakefield

- Five bedroom three storey end town house
- No onward chain
- Modern and well presented throughout
- Downstairs WC & utility room
- Ensuite to master bedroom

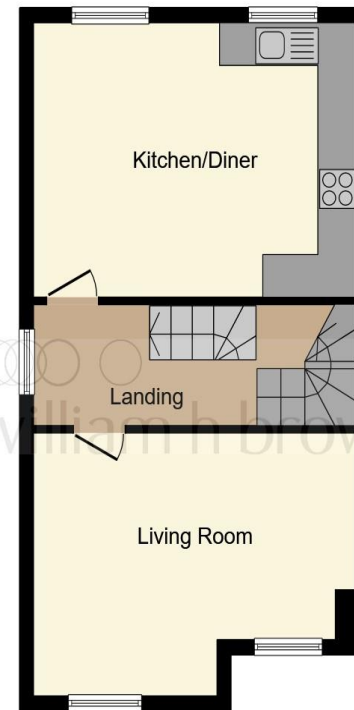
Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

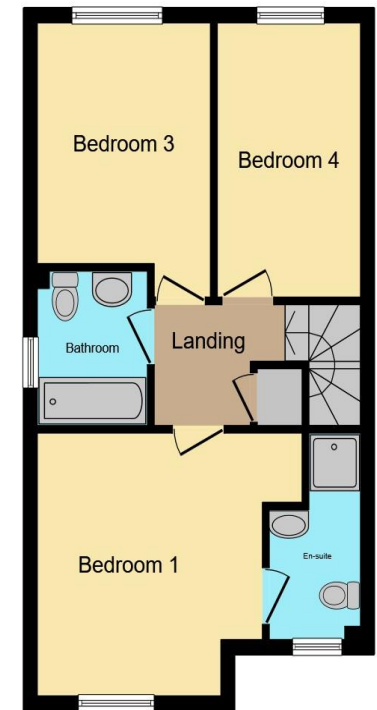
**£275,000**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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