



**Dove Court Scampston Drive, East Ardsley Wakefield WF3 2GD**

**welcome to**

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

MODERN and WELL PRESENTED TWO bedroom UPPER FLOOR APARTMENT, PERFECT for a FTB/COUPLE or an INVESTMENT opportunity, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom and BATHROOM. ALLOCATED PARKING SPACE and COMMUNAL SPACES.

### **Entrance Hall**

Door to the side, gas central heating radiator, storage cupboard. Doors leading to the bedrooms, bathroom and kitchen/diner.

tilled walls and a gas central heating radiator.

### **Living Room**

11' 11" plus bay x 10' 6" ( 3.63m plus bay x 3.20m )  
uPVC double glazed bay window to the front, gas central heating radiator, open access through to the kitchen/diner.

### **Kitchen/Diner**

10' 3" x 11' 11" ( 3.12m x 3.63m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven with gas hob and extractor fan, integrated fridge freezer, cupboard housing the gas central heating boiler, gas central heating radiator, uPVC double glazed window to the side.

### **Bedroom One**

12' 10" x 9' 7" ( 3.91m x 2.92m )  
uPVC double glazed window to the front, gas central heating radiator. Access into the ensuite.

### **Ensuite**

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

### **Bedroom Two**

12' 3" x 9' 1" ( 3.73m x 2.77m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, part







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## Dove Court Scampston Drive, East Ardsley Wakefield

- Fabulous two bedroom upper floor apartment
- Modern and well presented throughout
- Separate kitchen/diner
- Ensuite and bathroom facilities
- Allocated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 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.

offers over

**£135,000**



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](http://www.focalagent.com)

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Property Ref:  
MLY110653 - 0003

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