



Scampston Drive, East Ardsley Wakefield WF3 2FN

welcome to

Scampston Drive, East Ardsley Wakefield

A PERFECT FTB/YOUNG FAMILY HOME, situated on a popular residential location and having a DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, ENSUITE to master BEDROOM and HOUSE BATHROOM. DRIVEWAY and ENCLOSED LAWNED REAR GARDEN. LEASEHOLD PROPERTY.

Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC and living room.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Living Room

14' 10" into recess x 11' 9" (4.52m into recess x 3.58m)
uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard. Door leading through to the kitchen/diner.

Kitchen/Diner

10' 2" x 14' 10" (3.10m x 4.52m)
Having a fully fitted kitchen to the left hand side of the room with base and wall mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated dishwasher and washing machine, space for a fridge freezer, gas hob with fitted extractor fan and a uPVC double glazed window to the rear. To the right is a dining area with gas central heating radiator and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Loft access, cupboard housing the water tank. Access to all three bedrooms and the house bathroom.

Bedroom One

9' 3" plus recess x 9' 1" (2.82m plus recess x 2.77m)
uPVC double glazed window to the front, fitted wardrobes, 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 Two

9' 4" plus recess x 7' 6" plus recess (2.84m plus recess x 2.29m plus recess)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

10' 5" x 7' into recess (3.17m x 2.13m 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, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator.

Exterior

Driveway to the front with planting area and to the rear is a lawned garden with patio and decked areas and having fence boundaries, a perfect space to enjoy the summer months.





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welcome to

Scampston Drive, East Ardsley Wakefield

- Three bedroom end terrace
- Perfect FTB/young family home
- Enclosed lawned rear garden
- Driveway
- Downstairs WC and Ensuite facilities

Tenure: Leasehold EPC Rating: C

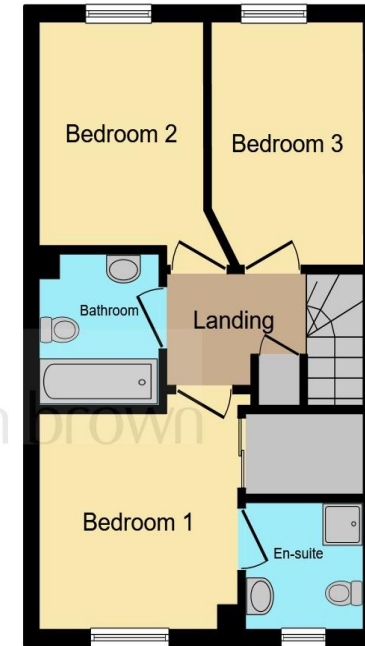
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£220,000



Ground Floor



First 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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Property Ref:
MLY110687 - 0003

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