



Wood Street, East Ardsley Wakefield WF3 2BY

welcome to

Wood Street, East Ardsley Wakefield

FANTASTIC STONE BUILT END THROUGH TERRACE situated in a popular residential area of EAST ARDSLEY and having easy access to motorway links, SET OVER THREE FLOORS with SPACIOUS ROOMS, a SUN ROOM, LARGE BASEMENT, GARDENS to both front and rear and TWO PARKING SPACES.

Entrance Hall

Wooden door to the front, gas central heating radiator, stairs leading to the first floor landing and access into the living room and kitchen/diner.

Living Room

14' 9" plus bay x 14' 1" into recess (4.50m plus bay x 4.29m into recess)

A spacious living room with high ceiling, uPVC double glazed bay window to the front, electric fire with surround and hearth, gas central heating radiator.

Kitchen/Diner

14' 9" x 18' 1" into recess (4.50m x 5.51m into recess)

A fabulous sized room having a fully fitted kitchen with wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for a washing machine, dishwasher, fridge freezer and cooker, fitted extractor fan, breakfast island, gas central heating radiator, wooden double glazed window to the side and a wooden double glazed door leading into the sun room. Stairs leading to the basement.

Sun Room

6' x 11' (1.83m x 3.35m)

uPVC double glazed windows and door to the rear, gas central heating radiator, perfect space for relaxing in the summer months.

Basement Room One

Store room with a gas central heating radiator.

Basement Room Two

14' 6" x 17' 9" (4.42m x 5.41m)

Currently set out with wall and base mounted units, sink and drainer, gas central heating radiator, plenty of space for storage or further accommodation with

a uPVC double glazed bay window and door to the front.

First Floor Landing

uPVC double glazed window to the side, gas central heating radiator, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

15' 1" x 9' 2" into recess (4.60m x 2.79m into recess)

uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator.

Bedroom Three

15' 1" x 6' 7" plus wardrobe (4.60m x 2.01m plus wardrobe)

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes with sliding mirrored doors.

House Bathroom

A good sized bathroom with a five piece suite comprising of a freestanding bath with taps, shower cubicle, low level flush WC, wash hand basin, bidet, tiled walls to all visible areas, heated towel rail, uPVC double glazed window to the rear.

Exterior

Garden to the front with a vegetable patch and steps leading to the front door and to the rear is paved garden with wall boundaries and gated access, two parking spaces.





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Wood Street, East Ardsley Wakefield

- Three bedroom stone built end through terrace
- Set over three floors
- Spacious rooms with high ceilings
- Sun room
- Gardens to front and rear

Tenure: Freehold EPC Rating: D

offers in the region of

£285,000



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

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MLY110652 - 0004

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