



Millard Way, East Ardsley Wakefield WF3 2EA

welcome to

Millard Way, East Ardsley Wakefield

WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, SOUGHT AFTER RESIDENTIAL LOCATION, DOWNSTAIRS WC, SNUG, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY, INTEGRAL GARAGE and a WELL MAINTAINED REAR GARDEN.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and doors leading into the snug, integral garage and open plan kitchen/diner.

Snug/Study/Playroom

11' 4" MAX x 7' 2" (3.45m MAX x 2.18m)
uPVC double glazed bay window to the front, gas central heating radiator.

Downstairs Wc

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

Kitchen/Diner

16' 2" x 10' 1" (4.93m x 3.07m)
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, dishwasher and fridge freezer, fitted gas hob with extractor fan, gas central heating radiator, uPVC double glazed window to the rear and a Composite double glazed door to the side. Doors leading into the downstairs WC and living room.

Living Room

14' 2" x 10' 4" (4.32m x 3.15m)
Having uPVC double glazed Bi-Folding doors leading out to the rear garden, gas central heating radiator.

First Floor Landing

uPVC double glazed window to the side, cupboard housing the gas central heating boiler, gas central heating radiator and loft access. Doors leading to all four bedrooms and the house bathroom.

Bedroom One

12' 8" MAX x 10' 5" (3.86m MAX x 3.17m)
uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Bedroom Two

8' 8" MAX x 11' 3" (2.64m MAX x 3.43m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

11' 2" x 6' 10" (3.40m x 2.08m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

Integral Garage

Having up and over door, power and lighting and utility area with space for a washing machine and tumble dryer.





Exterior

Parking to the front for two cars, with access to the integral garage and to the rear is an enclosed lawned garden with patio and decked areas, perfect space for the family to enjoy.



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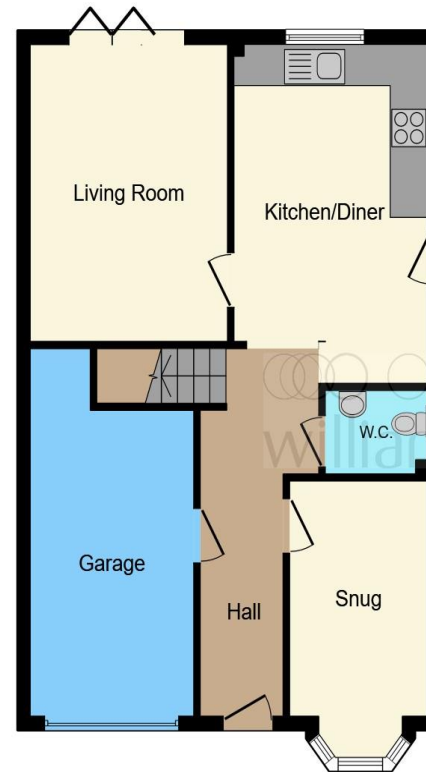
Millard Way, East Ardsley Wakefield

- Four bedroom detached family home
- Well presented throughout
- Downstairs WC & Snug
- Ensuite to master bedroom
- Integral garage

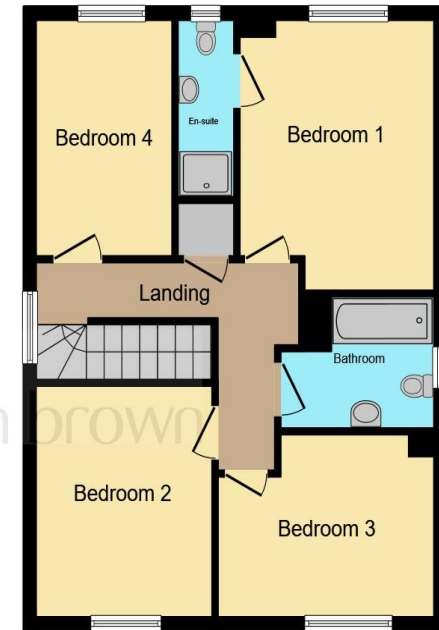
Tenure: Freehold EPC Rating: B

offers over

£350,000



Ground Floor



First Floor

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Property Ref:
MLY110767 - 0003

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