



St. Michaels Drive, East Ardsley Wakefield WF3 2GA

welcome to

St. Michaels Drive, East Ardsley Wakefield

FABULOUS THREE bedroom SEMI DETACHED accommodation, situated on the popular Amblers Meadow Development, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, SPACIOUS LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DOUBLE DRIVEWAY, ENCLOSED GARDEN.



Entrance Hall

Composite double glazed door, storage cupboard, gas central heating radiator and stairs leading to the first floor landing.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator.

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

uPVC double glazed window and gas central heating radiator.

Kitchen/Diner

15' 5" x 9' 7" (4.70m x 2.92m)

Having a fully fitted kitchen with a range of wall and base mounted units with complementary work surface over, incorporating sink and drainer, electric oven with gas hob, space for a fridge freezer and washing machine, uPVC double glazed windows and uPVC patio doors leading out to the garden.

First Floor Landing

Storage cupboard and access to all three bedrooms and house bathroom.

Bedroom One

10' 4" x 10' 10" (3.15m x 3.30m)

uPVC double glazed window and gas central heating radiator.

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.

Bedroom Two

8' 9" x 11' 11" (2.67m x 3.63m)

uPVC double glazed window and gas central heating radiator.

Bedroom Three

6' 5" x 8' 9" (1.96m x 2.67m)

uPVC double glazed window and gas central heating radiator.

House Bathroom

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

Exterior

Lawned areas to the front with pathway leading to the front door, double driveway and to the rear/side is an enclosed lawned garden with paved area and having wall and fence boundaries.



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welcome to

St. Michaels Drive, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- £10,000 allowance towards deposit
- Modern and well presented throughout
- Downstairs WC & ensuite facilities
- Enclosed garden

Tenure: Freehold EPC Rating: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY110974 - 0004

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william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk