



**Casson Avenue, East Ardsley Wakefield WF3 2EG**

**welcome to**

## **Casson Avenue, East Ardsley Wakefield**

WELL PRESENTED FABULOUS THREE bedroom EXTENDED SEMI DETACHED with an OPEN PLAN KITCHEN/DINER with BI-FOLD doors leading out to the secure rear garden, UTILITY ROOM, DOWNSTAIRS WC, LIVING ROOM, RECEPTION ROOM/PLAYROOM/STUDY, ENSUITE and HOUSE BATHROOM.

### **Living Room**

14' 8" into recess x 16' 3" into recess ( 4.47m into recess x 4.95m into recess )  
uPVC double glazed door to the front, uPVC double glazed bay window to the front, gas central heating radiator, stairs leading to the first floor landing.  
Door leading through to the kitchen/diner.

### **Kitchen/Diner**

18' 3" x 16' ( 5.56m x 4.88m )  
An extended modern kitchen/diner having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap and an array of integrated appliances, including two Neff ovens, microwave, dishwasher, two fridge/freezers, gas central heating radiator, fabulous sized kitchen island housing the gas hob, double glazed skylight to the rear and Aluminium double glazed Bi-Folding doors leading out to the rear garden.

### **Utility Room**

5' 11" x 7' 3" ( 1.80m x 2.21m )  
Space for a washing machine and tumble dryer, cupboard housing the gas central heating boiler, uPVC double glazed door to the rear.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin.

### **Reception Room/Play Room**

25' 7" MAX x 7' 3" MAX ( 7.80m MAX x 2.21m MAX )  
uPVC double glazed window to the front, two gas central heating radiators.

### **First Floor Landing**

Loft access and access to all three bedrooms and the house bathroom.

### **Bedroom One**

10' 2" x 13' 7" ( 3.10m x 4.14m )  
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **Bedroom Two**

15' 6" x 7' 4" MAX ( 4.72m x 2.24m MAX )  
uPVC double glazed window to the front, gas central heating radiator, fitted storage cupboards and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, uPVC double glazed window to the rear.

### **Bedroom Three**

9' 11" x 9' 8" MAX ( 3.02m x 2.95m MAX )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A modern three piece bathroom suite comprising of an oversized bath with taps and Rainfall shower over, low level flush WC, wash hand basin with vanity unit, heated towel rail, tiled walls, uPVC double glazed window to the rear.

### **Exterior**

Electric gates providing access to the Resin driveway and having wall and hedge boundaries and to the rear is an enclosed easy to maintain south facing rear garden with artificial grass, patio area, glass balustrade and wall boundaries, a perfect secure space for the family to enjoy.







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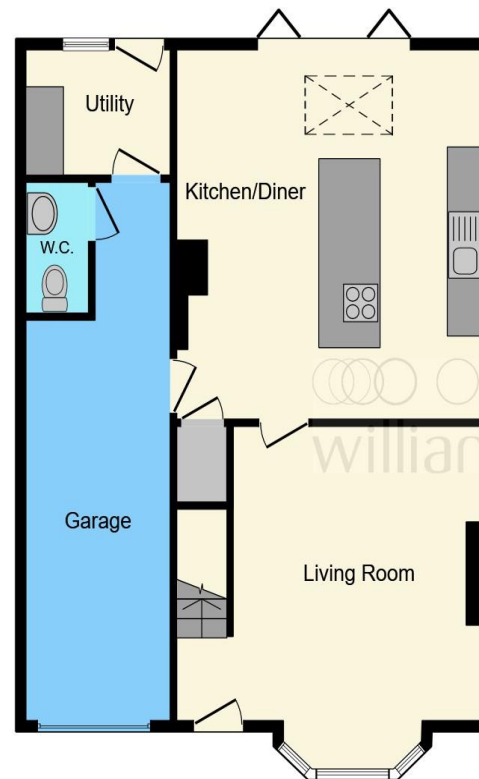
welcome to

## Casson Avenue, East Ardsley Wakefield

- Extended three bedroom semi detached accommodation
- Fabulous open plan kitchen/diner with Bi-Folds
- Utility room & downstairs WC
- Reception room/playroom/study
- Ensuite to second bedroom

Tenure: Freehold EPC Rating: D

**£300,000**



**Ground Floor**



**First Floor**

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