



**Woodhouse Lane, East Ardsley Wakefield WF3 2LE**



**welcome to**

**Woodhouse Lane, East Ardsley Wakefield**

FANTASTIC, MODERN and WELL PRESENTED FOUR bedroom DETACHED FAMILY HOME, situated in a sought after location with fabulous views to the rear, having a fabulous KITCHEN/DINER to the rear of the property with BI-FOLDING DOORS leading out to the rear garden.



### Entrance Hall

Composite door to the front, storage cupboard, stairs leading to the first floor landing.

### Living Room

15' 9" into bay x 10' 11" ( 4.80m into bay x 3.33m )  
uPVC double glazed bay window to the front with fitted window seat, two uPVC double glazed windows to the side, two gas central heating radiators.

### Kitchen/Diner

12' 1" x 18' 8" ( 3.68m x 5.69m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, Range Cooker with both gas and electric ovens, a grill and 7 burner gas stove, integrated dishwasher, fridge freezer, breakfast bar with Belfast style sink, wine cooler and beer fridge. Gas central heating radiator, two double glazed skylights and two Bi-Folding double glazed doors leading out to the rear garden. Open access through to the reception room.

### Reception Room

12' 5" x 19' ( 3.78m x 5.79m )  
Paneled feature wall, fitted log burner and gas central heating radiator. Open access through to the kitchen/diner.

### Utility Room

6' 3" x 5' 6" ( 1.91m x 1.68m )  
Base units with integrated washing machine and tumble dryer, low level flush WC, uPVC double glazed window to the side.

### First Floor Landing

Loft access which is part boarded. Access to all four bedrooms and the family bathroom.

### Bedroom One

12' 6" x 10' 10" ( 3.81m x 3.30m )  
uPVC double glazed window, fitted wardrobes, gas central heating radiator and access into the ensuite.

### Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, tiled floor and tiled walls to all visible areas.

### Bedroom Two

12' 7" x 9' 7" ( 3.84m x 2.92m )  
uPVC double glazed window, fitted wardrobes and gas central heating radiator.

### Bedroom Three

12' 2" x 9' 1" ( 3.71m x 2.77m )  
uPVC double glazed window, fitted wardrobes and gas central heating radiator.

### Bedroom Four

12' 5" x 5' 8" ( 3.78m x 1.73m )  
uPVC double glazed window and gas central heating radiator.

### Family Bathroom

A four piece bathroom suite comprising of a walk-in shower cubicle, low level flush WC, two wash hand basins, free standing bath, tiled floor and tiled walls to all visible areas, under floor heating, chrome heated towel rail, uPVC double glazed window.

### Exterior

Paved driveway to the front providing ample parking, electric charge point, access to the garage currently used for storage/gym and to the rear is an enclosed lawned garden with a water feature, paved area with a pergola and having fabulous views over looking fields, a perfect space to relax, enjoy the summer month and entertain family/friends.



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## Woodhouse Lane, East Ardsley Wakefield

- Four bedroom detached family home
- Sought after location
- Utility room with WC
- Ensuite to master bedroom
- Lawned rear garden with fabulous views

Tenure: Freehold EPC Rating: D

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY111059 - 0002

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