



Abbey Close, East Ardsley Wakefield WF3 2FD

welcome to

Abbey Close, East Ardsley Wakefield

MORE THAN MEETS THE EYE with this deceptively spacious FOUR bedroom THREE STOREY TOWN HOUSE with an ENCLOSED REAR GARDEN. The property has an OPEN PLAN KITCHEN/DINER, CONSERVATORY, DOWNSTAIRS WC, LIVING ROOM, FOUR BEDROOMS, STUDY/NURSERY and HOUSE BATHROOM.

Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading to the downstairs WC and into the living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Living Room

14' 10" MAX x 11' 9" (4.52m MAX x 3.58m)
uPVC double glazed window to the front, understairs storage, gas central heating radiator and French doors leading through to the kitchen/diner.

Kitchen/Diner

10' 2" x 14' 10" (3.10m x 4.52m)
Has a modern fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with gas hob and extractor fan, integrated fridge/freezer, dishwasher, gas central heating radiator, uPVC double glazed window and uPVC double glazed French doors leading into the conservatory.

Conservatory

9' 6" x 11' 1" (2.90m x 3.38m)
uPVC double glazed windows and uPVC double glazed French doors leading into the enclosed rear garden.

First Floor Landing

Cupboard housing the water tank. Access to bedrooms one and two, house bathroom and study/nursery. Stairs leading to the second floor.

Bedroom One

9' 3" plus recess x 9' 3" (2.82m plus recess x 2.82m)
Master bedroom with uPVC double glazed window to the front, gas central heating radiator, cupboard with clothes rail and access to the ensuite.

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window.

Bedroom Two

9' 5" x 7' 2" plus recess (2.87m x 2.18m plus recess)
uPVC double glazed window to the rear, gas central heating radiator.

Study/Nursery

5' x 7' 3" (1.52m x 2.21m)
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, part tiled walls.

Second Floor Landing

Access to bedrooms three and four and plenty of storage space within the eaves.

Bedroom Three

15' 10" x 7' 2" plus recess (4.83m x 2.18m plus recess)
uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobe.

Bedroom Four

10' 10" x 7' 4" (3.30m x 2.24m)
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.





Exterior

Driveway to the front, pathway leading to the front door and to the rear is an enclosed lawned garden with decked area and fence boundaries.



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Abbey Close, East Ardsley Wakefield

- Four bedroom three storey town house
- Modern and well presented throughout
- Open plan kitchen/diner
- Downstairs WC & conservatory
- Ensuite to master bedroom

Tenure: Leasehold EPC Rating: Awaited

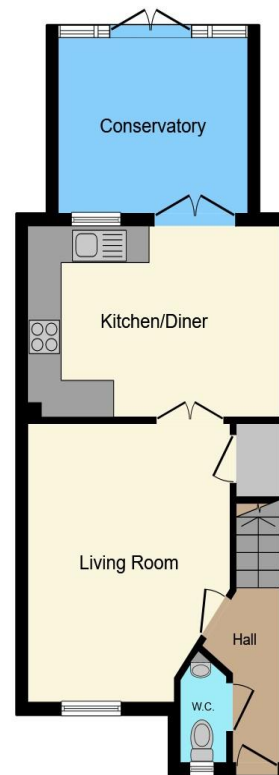
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

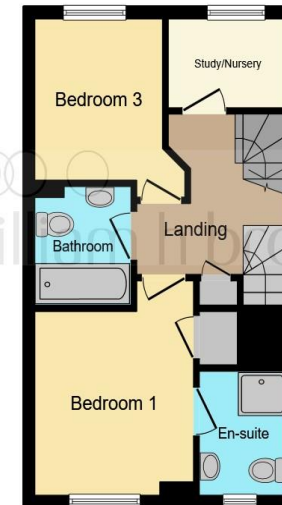
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

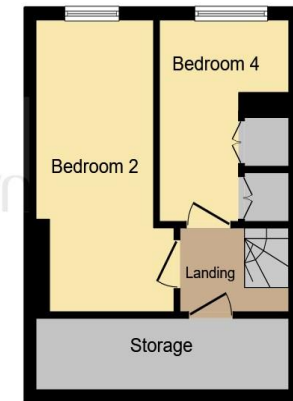
£250,000



Ground Floor



First Floor



Second Floor

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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Property Ref:
MLY106338 - 0002

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