



**Churchyard Drive, East Ardsley Wakefield WF3 2GJ**

**welcome to**

## **Churchyard Drive, East Ardsley Wakefield**

Fabulous FOUR bedroom DETACHED FAMILY HOME, situated in a popular residential location with an ENCLOSED LAWNED GARDEN, DRIVEWAY and GARAGE, DOWNSTAIRS WC, LIVING ROOM, STUDY, good sized KITCHEN/DINER, FOUR BEDROOMS, ENSUITE to master and FAMILY BATHROOM.

### **Entrance Hall**

Composite door to the front, storage cupboard, gas central heating radiator, stairs leading to the first floor landing. Access into the living room, study, downstairs WC and kitchen/diner.

### **Study**

10' 8" x 9' 6" ( 3.25m x 2.90m )  
uPVC double glazed windows to the front and side, gas central heating radiator.

### **Living Room**

16' 10" x 10' 3" ( 5.13m x 3.12m )  
uPVC double glazed window to the front, two gas central heating radiators and uPVC double glazed French doors leading out to the rear garden.

### **Downstairs Wc**

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

### **Kitchen/Diner**

15' 1" MAX x 15' 1" MAX ( 4.60m MAX x 4.60m MAX )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge freezer and dishwasher, space for a washing machine, gas central heating radiator, uPVC double glazed windows to the rear and side and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

uPVC double glazed window to the rear, gas central heating radiator and loft access. Access to all four bedrooms and the house bathroom.

### **Bedroom One**

10' 1" x 15' 1" ( 3.07m x 4.60m )  
uPVC double glazed windows to the side and rear, gas central heating radiator and access into the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the side with fitted blinds.

### **Bedroom Two**

10' 1" MAX x 14' 9" MAX ( 3.07m MAX x 4.50m MAX )  
uPVC double glazed window to the front and side, gas central heating radiator.

### **Bedroom Three**

9' 1" x 12' 2" ( 2.77m x 3.71m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Four**

7' 5" x 7' ( 2.26m x 2.13m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

Having a three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator.

### **Exterior**

The property is set on a corner plot with a good sized enclosed lawned garden to the side and rear with a paved patio area, perfect space for all the family to enjoy. Driveway with a single garage to the side and on street parking.





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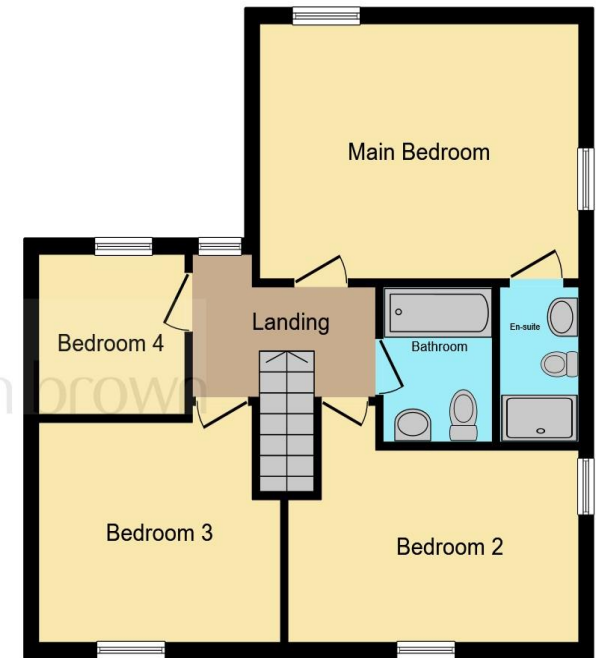
- Fabulous four bedroom detached family home
- Driveway and single garage
- Enclosed lawned garden
- Downstairs WC & Ensuite facilities
- Good sized kitchen/diner

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers over  
**£375,000**



Ground Floor



First 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](http://www.focalagent.com)

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Property Ref:  
MLY111169 - 0002

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