



Rhubarb Way, East Ardsley Wakefield WF3 2GN

welcome to

Rhubarb Way, East Ardsley Wakefield

PERFECT FTB/YOUNG FAMILY HOME, NO ONWARD CHAIN, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, LOUNGE, KITCHEN/DINER, THREE BEDROOMS, master having ENSUITE, DRIVEWAY with EV charger, ENCLOSED LAWNED GARDEN to the rear, HIGH TECH ALARM SYSTEM. Property is currently on a possessory title.

Entrance Hall

Composite door to the front, gas central heating radiator, alarm system, stairs leading to the first floor landing. Doors leading into the downstairs WC and lounge.

Downstairs Wc

Low level flush WC, wash hand basin, paneled wall and tiled flooring.

Lounge

10' x 11' 10" (3.05m x 3.61m)
uPVC double glazed window to the front, gas central heating radiator, feature paneled wall and door leading through to the kitchen/diner.

Kitchen/Diner

14' 11" x 10' 6" (4.55m x 3.20m)
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, space for a fridge freezer and washing machine, understairs storage cupboard, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed patio doors leading out to the rear garden.

First Floor Landing

Storage cupboard, loft access, gas central heating radiator. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 9" x 8' 5" (4.19m x 2.57m)
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin,

gas central heating radiator.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Lawned area to the front, driveway to the side providing ample parking and a EV charger and to the rear is an enclosed lawned garden with paved area, perfect space for family to enjoy with fence boundaries.

Please Nore:

The property is currently on a possessory title - for more information please contact the agent.





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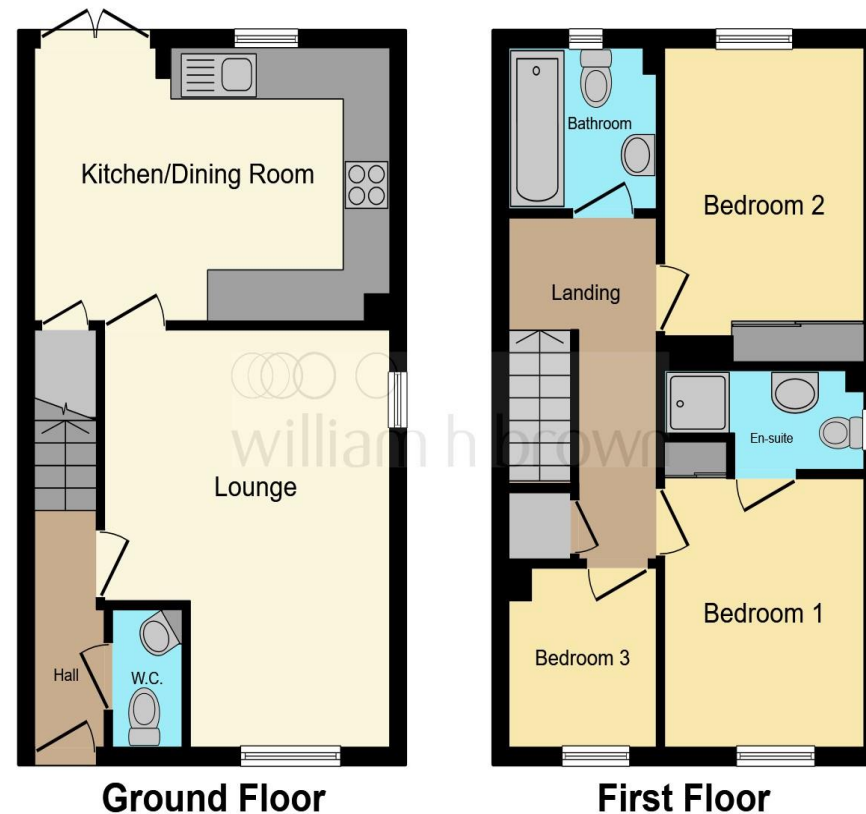
welcome to

Rhubarb Way, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- No onward chain
- Downstairs WC & Ensuite facilities
- Enclosed lawned rear garden

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

offers over
£260,000



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:
MLY111170 - 0006

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