



Hopefield Court, East Ardsley Wakefield WF3 2LL

welcome to

Hopefield Court, East Ardsley Wakefield

FABULOUS TWO bedroom END TERRACE home, NO ONWARD CHAIN, close to LOCAL AMENITIES and GOOD ACCESS to MOTORWAY LINKS, SPACIOUS LOUNGE, DOWNSTAIRS WC, KITCHEN, HOUSE BATHROOM, GARDENS to both front, side and rear, GARAGE and TWO PARKING SPACES.

Entrance Porch

Composite door to the front, fuse box, door leading into the lounge.

Lounge

19' 8" MAX x 11' 10" MAX (5.99m MAX x 3.61m MAX)
uPVC double glazed window to the front, gas central heating radiator, electric fire, access to the downstairs WC and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, paneled walls.

Kitchen

7' 4" x 11' 9" (2.24m x 3.58m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for a washing machine, tumble dryer, fridge freezer and oven, fitted extractor fan, gas central heating boiler, uPVC double glazed window and door to the rear.

First Floor Landing

Loft access. Access to both bedrooms and the house bathroom.

Bedroom One

11' 2" x 11' 10" (3.40m x 3.61m)
uPVC double glazed window, gas central heating radiator, storage cupboard.

Bedroom Two

9' 4" x 9' 5" to wardrobe (2.84m x 2.87m to wardrobe)
uPVC double glazed window, gas central heating radiator, fitted wardrobes.

House Bathroom

A three piece bathroom suite comprising of shower

cubicle, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and floor, uPVC double glazed window.

Exterior

Garden to the front with artificial grass, paved area and outdoor electric, graveled garden to the side and to the rear is artificial grass area with wall boundary. Garage on separate block with two allocated parking spaces.





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Hopefield Court, East Ardsley Wakefield

- Two bedroom end terrace accommodation
- No onward chain
- Perfect FTB/family home
- Garage and two parking spaces
- Good access to motorway links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£190,000



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:
MLY111068 - 0003

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