



Paddock Rise, East Ardsley Wakefield WF3 2GF

welcome to

Paddock Rise, East Ardsley Wakefield

FOUR BEDROOM DETACHED FAMILY HOME, DOWNSTAIRS WC, LOUNGE, OPEN PLAN KITCHEN/DINER with UTILITY ROOM, FOUR first floor BEDROOMS, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY, INTEGRAL GARAGE and ENCLOSED LAWNED GARDEN. GREEN SPACE YEARLY FEE APPLIES.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the lounge.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m)

uPVC double glazed window to the front, two gas central heating radiators, understairs storage cupboard, door leading through to the kitchen/diner.

Kitchen/Diner

10' x 17' 10" (3.05m x 5.44m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated fridge freezer, oven and dishwasher, fitted extractor fan, two gas central heating radiators, uPVC double glazed window to the rear, uPVC double glazed French doors leading out to the rear garden. Access into the utility room.

Utility Room

5' 4" x 5' 5" (1.63m x 1.65m)

Storage cupboards, space for washing machine, gas central heating boiler, uPVC double glazed window to the rear. Access to the downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, uPVC double glazed window to the side.

First Floor Landing

Two storage cupboards, gas central heating radiator, loft access. Access to all four bedrooms and the house bathroom.

Bedroom One

10' 10" plus wardrobe x 11' 7" MAX (3.30m plus wardrobe x 3.53m MAX)

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

A shower cubicle with electric shower, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator.

Bedroom Two

12' 10" x 8' 7" (3.91m x 2.62m)

uPVC double glazed window to the front, gas central heating radiator,

Bedroom Three

12' 5" MAX x 8' 2" (3.78m MAX x 2.49m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

12' 3" MAX x 8' 6" (3.73m MAX x 2.59m)

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, gas central heating radiator, uPVC double glazed window.

Exterior

Driveway to the front leading to the integral garage and to the rear is an enclosed lawned garden with patio area and having wall and fence boundaries.





Single Garage

Up and over door with power and lighting.

Please Note:

The property is freehold but has a service charge of £150.00 per year for the green space.



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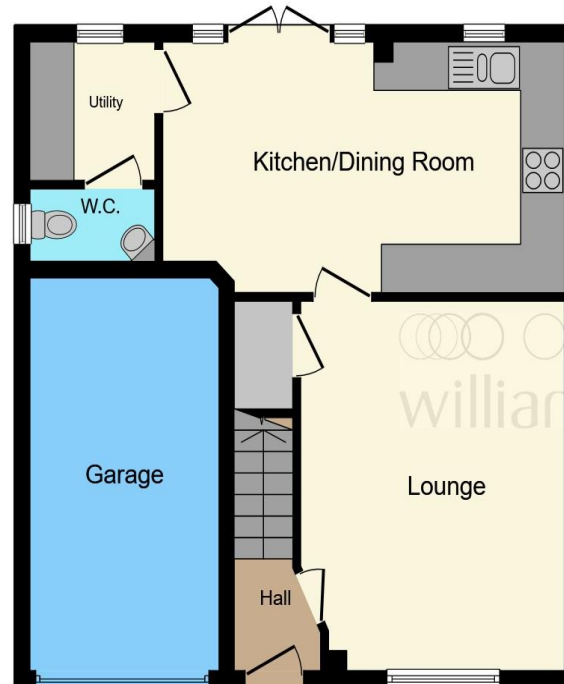
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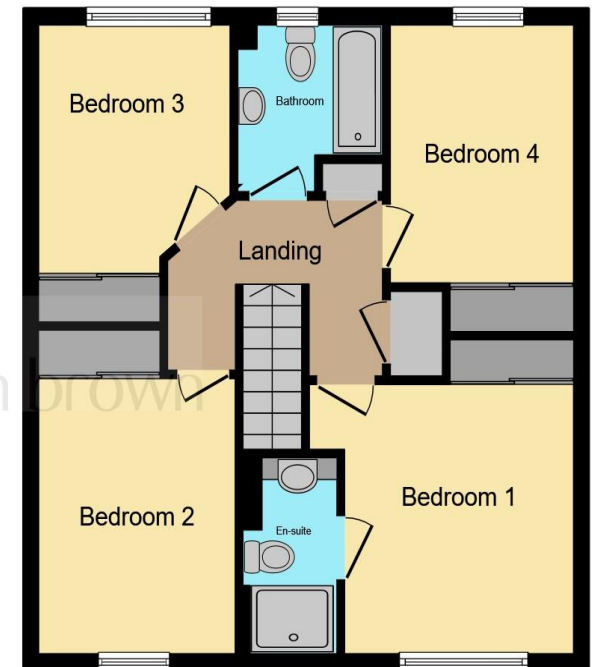
- Four bedroom detached family home
- Kitchen/diner with utility room
- Downstairs WC & Ensuite facilities
- Enclosed lawned garden
- Driveway and garage

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

offers over
£360,000



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

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