



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

**welcome to**

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

FABULOUS THREE BEDROOM SEMI DETACHED accommodation, MODERN and WELL PRESENTED throughout, PERFECT FTB/YOUNG FAMILY, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY and a WELL MAINTAINED LAWNED REAR GARDEN.

### **Please Note:**

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

### **Entrance Hall**

Composite door to the front, gas central heating radiator, access to the downstairs WC and door leading into the living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator.

### **Living Room**

16' 1" MAX x 11' 10" ( 4.90m MAX x 3.61m )  
uPVC double glazed window to the front, feature paneled wall, gas central heating radiator, stairs leading to the first floor landing and door leading through to the kitchen/diner.

### **Kitchen/Diner**

10' 6" x 14' 11" ( 3.20m x 4.55m )

### **First Floor Landing**

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

### **Bedroom One**

11' 10" x 8' 5" ( 3.61m x 2.57m )  
uPVC double glazed window to the front, fitted wardrobe, gas central heating radiator.

### **Ensuite**

### **Bedroom Two**

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

### **Bedroom Three**

8' 8" x 6' 5" ( 2.64m x 1.96m )

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

### **House Bathroom**

A three piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the front and to the rear is a well maintained, enclosed lawned garden with paved patio area and fence boundaries, perfect space for young children and pets.







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## Churchyard Drive, East Ardsley Wakefield

- Three bedroom semi detached
- Downstairs WC
- Modern kitchen/diner
- Ensuite to master bedroom
- Enclosed 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](http://www.focalagent.com)

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Property Ref:  
MLY111476 - 0002

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