



Poppy Lane, East Ardsley Wakefield WF3 2LW

welcome to

Poppy Lane, East Ardsley Wakefield

FABULOUS FOUR bedroom DETACHED FAMILY HOME, popular residential location, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, CONSERVATORY, STUDY/OFFICE ROOM, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY, EASY to maintain REAR GARDEN.

Please Note:

There is a green space charge of £110.26 per annum

Entrance Hall

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

Downstairs Wc

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

Living Room

16' 1" into bay x 10' 2" (4.90m into bay x 3.10m)
uPVC double glazed bay window to the front, electric fire, gas central heating radiator.

Kitchen/Diner

8' 7" x 26' 2" (2.62m x 7.98m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge, space for a dishwasher, two gas central heating radiators, uPVC double glazed window to the rear, Composite door to the rear. French doors leading into the conservatory and door leading through to the utility room and office/playroom.

Office/Playroom

16' 6" x 8' 4" (5.03m x 2.54m)
uPVC double glazed window to the front, gas central heating radiator.

Conservatory

9' 10" x 9' 7" (3.00m x 2.92m)
uPVC double glazed windows, gas central heating radiator, uPVC double glazed French doors leading

out to the rear garden.

Utility Room

5' 6" x 5' (1.68m x 1.52m)
Space for a washing machine and fridge freezer.

First Floor Landing

Loft access which is fully boarded with ladder access, gas central heating radiator. Access to all four bedrooms and the house bathroom.

Bedroom One

12' x 10' (3.66m x 3.05m)
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, storage cupboard and uPVC double glazed window to the front.

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

13' 6" x 8' 10" (4.11m x 2.69m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

8' 8" x 8' 9" (2.64m x 2.67m)
uPVC double glazed window to the rear, gas central heating radiator.





House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, tiled walls and floor, gas central heating radiator, uPVC double glazed window to the rear.

Exterior

Driveway and graveled garden area to the front and to the rear is an easy to maintain enclosed garden with artificial grass and decked area, perfect space for all the family to enjoy.



view this property online williamhbrown.co.uk/Property/MLY111483



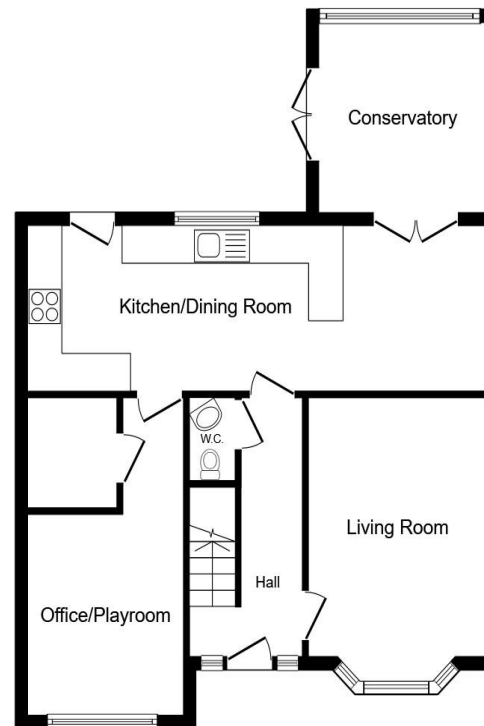
welcome to

Poppy Lane, East Ardsley Wakefield

- Four bedroom detached family home
- Good sized kitchen/diner
- Conservatory
- Downstairs WC/Utility room
- Ensuite to master bedroom

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

£360,000



Ground Floor



First Floor

Total floor area 122.0 m² (1,314 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY111483



Property Ref:
MLY111483 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk