



Millard Way, East Ardsley Wakefield WF3 2EA

welcome to

Millard Way, East Ardsley Wakefield

FOUR bedroom DETACHED FAMILY HOME, MODERN FITTED KITCHEN/DINER, DOWNSTAIRS WC, LIVING ROOM, ENSUITE to MASTER BEDROOM, HOUSE BATHROOM, DRIVEWAY, GARAGE, GARDENS to both front and rear. Good access to motorway links.

Entrance Hall

Composite double glazed door to the front, storage cupboard, gas central heating radiator.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Living Room

15' 8" into bay x 9' 11" (4.78m into bay x 3.02m)
uPVC double glazed bay window to the front, gas central heating radiator.

Kitchen/Diner

14' 4" MAX x 18' 4" MAX (4.37m MAX x 5.59m MAX)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer and integrated appliances, Composite door to the side, uPVC double glazed window to the rear and uPVC double glazed Bi-folding doors to the rear.

First Floor Landing

uPVC double glazed window to the side, gas central heating radiator, storage cupboard and loft access.
Access to all four bedrooms and the house bathroom.

Bedroom One

12' 1" x 9' (3.68m x 2.74m)
uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

Ensuite

A shower cubicle, low level flush WC, wash hand basin, uPVC double glazed window to the side,

Bedroom Two

12' 4" x 9' (3.76m x 2.74m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

7' x 9' (2.13m x 2.74m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

6' 8" x 8' 11" (2.03m x 2.72m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

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

Exterior

Driveway to the side, leading to the garage, lawned garden to the front and to the rear is a lawned garden with paved and decked areas with outside tap and electric point.

Garage

12' 8" x 10' 4" (3.86m x 3.15m)
Metal up and over door.

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- ** Internal images coming soon **
- Four bedroom detached family home
- Downstairs WC
- Ensuite to master bedroom
- Driveway and garage

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

£350,000

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Property Ref:
MLY111629 - 0003

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