



**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.



welcome to

**Millard Way,**

**East Ardsley Wakefield**

- \*\* 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**

**view this property online** [williamhbrown.co.uk/Property/MLY111629](http://williamhbrown.co.uk/Property/MLY111629)



Property Ref:  
MLY111629 - 0003

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 Corp 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.



**0113 253 7100**



[Morley@williamhbrown.co.uk](mailto:Morley@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)