

# property details **approval form**

85 Cherry Tree Walk, East Ardsley, Wakefield, West Yorkshire, England, WF3 2HU

**Date:** 21 January 2026

**Property Ref and Version:** MLY111605 - 0002

## selling your home with us!

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### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£240,000

Tenure: Freehold

## >> **key features**

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- > Three bedroom semi detached accommodation
- > Driveway and garage
- > Lawned garden to the rear
- > Modern house bathroom
- > Two reception rooms
- > EPC Rating: B

## >> **short description**

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FABULOUS THREE BEDROOM SEMI DETACHED, PERFECT FTB/YOUNG FAMILY, LIVING ROOM, KITCHEN, DINING ROOM, MODERN HOUSE BATHROOM, DRIVEWAY, GARAGE, LAWNED REAR GARDEN, LEASED SOLAR PANELS. Great access to motorway links.

## >> **long description**

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A charming three-bedroom semi-detached home on the ever-popular Cherry Tree Walk in East Ardsley, offering a blend of comfort, convenience, and family-friendly living. The location provides excellent access to motorway links for commuters, along with well-regarded local schools that make the area highly sought after.

The property features a welcoming living room positioned to the front, while the rear of the home enjoys a fitted kitchen with an open archway flowing seamlessly into the dining room. From here, patio doors open directly onto the rear garden, creating an easy indoor-outdoor connection ideal for everyday living and entertaining.

Upstairs, three well-proportioned bedrooms sit alongside a modern house bathroom, providing practical and stylish accommodation for a growing household.

Externally, the home benefits from a driveway and graveled frontage offering ample off-street parking, in addition to a single garage. The rear garden is mainly laid to lawn with fenced boundaries, offering a secure and pleasant outdoor space and the property benefits from leased solar panels.

A well-presented property in a great location, ready to welcome its next owners.

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>> **directions**

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## >> **room description**

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### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

### **Living Room**

15' 5" x 13' 1" ( 4.70m x 3.99m )

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

### **Kitchen**

8' 10" x 16' 3" ( 2.69m x 4.95m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for a fridge freezer, storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door to the side. Archway leading through to the dining room.

### **Dining Room**

8' 7" x 8' 4" ( 2.62m x 2.54m )

uPVC double glazed patio doors leading out to the rear garden, gas central heating radiator.

### **First Floor Landing**

uPVC double glazed window to the side, storage cupboard, access to the loft which is part boarded.

### **Bedroom One**

13' 3" x 9' 11" ( 4.04m x 3.02m )

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

### **Bedroom Two**

11' 2" x 8' 5" ( 3.40m x 2.57m )

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

### **Bedroom Three**

8' 8" x 6' 1" ( 2.64m x 1.85m )

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

### **House Bathroom**

A modern three piece suite comprising of a bath with shower over, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, tiled floor and walls to all visible areas, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side leading to the single garage, graveled area to the front providing further off street parking and to the rear is a lawned garden with fence boundaries. The property is fitted with leased solar panels, for more information please contact the agent.

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### **Single Garage**

17' 8" x 8' 3" ( 5.38m x 2.51m )

Metal up and over door, electrics, door to the side.

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## >> **property images**



**Your William H Brown Corp office:** 80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP

**T** 0113 253 7100 **E** Morley@williamhbrown.co.uk



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## >> floor plan



Total floor area 82.9 m<sup>2</sup> (892 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](http://www.propertybox.io)



## >> approval

	Signature	Date
Oli Rhodes		
Mr & Miss D.&M. Highley & Sharp		