



**Bidder Drive, East Ardsley WAKEFIELD WF3 2EZ**

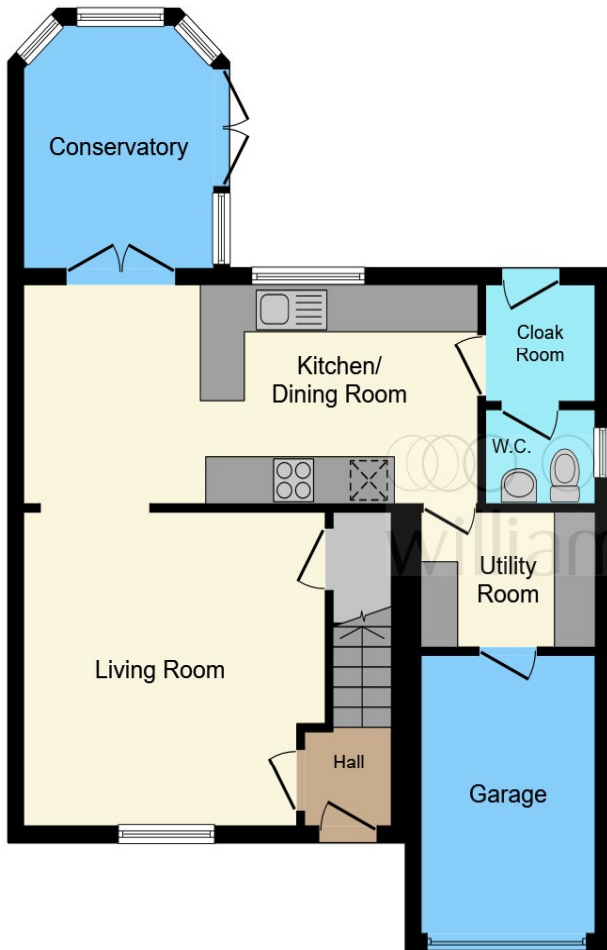


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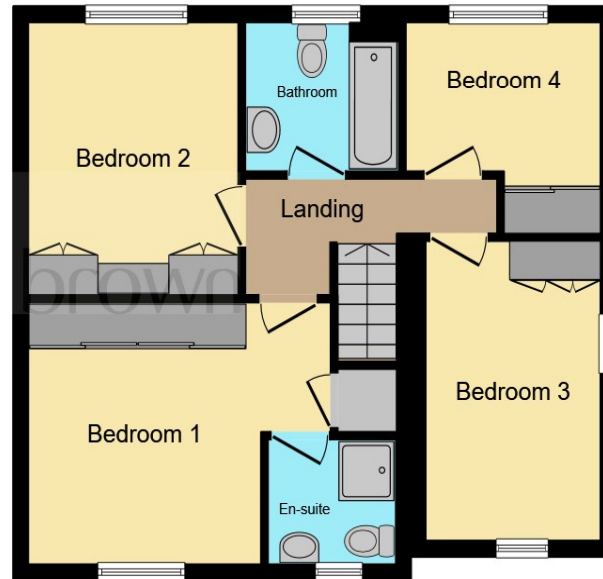
**Bidder Drive, East Ardsley WAKEFIELD**

Guide price £350,000-£375,000. A four bedroom detached family home situated in the highly sought location of East Ardsley not to be missed.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Living Room**

13' 4" max x 13' 4" max ( 4.06m max x 4.06m max )

**Dining Room**

9' max x 8' 8" max ( 2.74m max x 2.64m max )

**Kitchen**

11' 1" max x 9' 4" max ( 3.38m max x 2.84m max )

**Conservatory**

11' 4" max x 9' max ( 3.45m max x 2.74m max )

**Utility Room**

4' max x 4' 2" max ( 1.22m max x 1.27m max )

**W.C**

**First Floor Landing**

**Bedroom 1**

13' 2" max x 11' 6" max ( 4.01m max x 3.51m max )

**En Suite**

**Bedroom 2**

8' 4" max x 12' 6" max ( 2.54m max x 3.81m max )

**Bedroom 3**

9' 5" max x 11' max ( 2.87m max x 3.35m max )

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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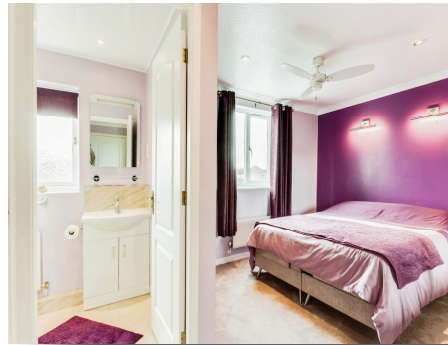
## Bidder Drive, East Ardsley WAKEFIELD

- Guide price £350,000-£375,000
- Extended Four Bedroom Detached
- Sought after location
- Driveway and garage
- Master with en-suite

Tenure: Freehold EPC Rating: Awaiting

guide price

**£350,000**



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Property Ref:  
WAK124966 - 0004

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Please note the marker reflects the  
postcode not the actual property