



**Bradford Road, East Ardsley Wakefield WF3 2DL**



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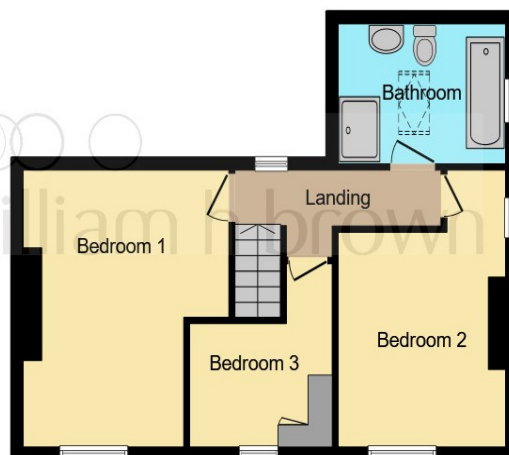
**Bradford Road, East Ardsley Wakefield**

Offers Over £395,000. A stylish and modern semi-detached property with views at the rear. Offering an abundance of space, including a versatile, beautiful converted garage, this property has so much to offer. Viewings highly recommended to appreciate everything this property has to offer!

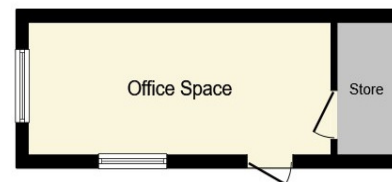




**Ground Floor**



**First Floor**



**Outbuilding**

## Entrance Hall

## Living Room

15' 5" max x 13' 4" max ( 4.70m max x 4.06m max )

## Reception Room 2

15' 4" max x 12' 3" max ( 4.67m max x 3.73m max )

## Dining Room

23' 11" max x 7' 9" max ( 7.29m max x 2.36m max )

## Downstairs W.C

## Utility

## First Floor Landing

## Bedroom 1

15' 3" max x 12' 4" max ( 4.65m max x 3.76m max )

## Bedroom 2

15' 3" max x 8' 7" max ( 4.65m max x 2.62m max )

## Bedroom 3

7' 7" max x 8' 5" max ( 2.31m max x 2.57m max )

## Bathroom

## Exterior

## Outbuilding

17' 9" max x 7' 5" max ( 5.41m max x 2.26m 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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## **Bradford Road, East Ardsley Wakefield**

- Offers Over £395,000
- Three bedroom semi detached home
- Double Glazed and GCH
- Three Reception Rooms
- Utility

Tenure: Freehold EPC Rating: D

guide price

**£395,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126035](http://williamhbrown.co.uk/Property/WAK126035)



Property Ref:  
WAK126035 - 0008

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