



**Worcester Close, East Ardsley WAKEFIELD WF3 2EX**

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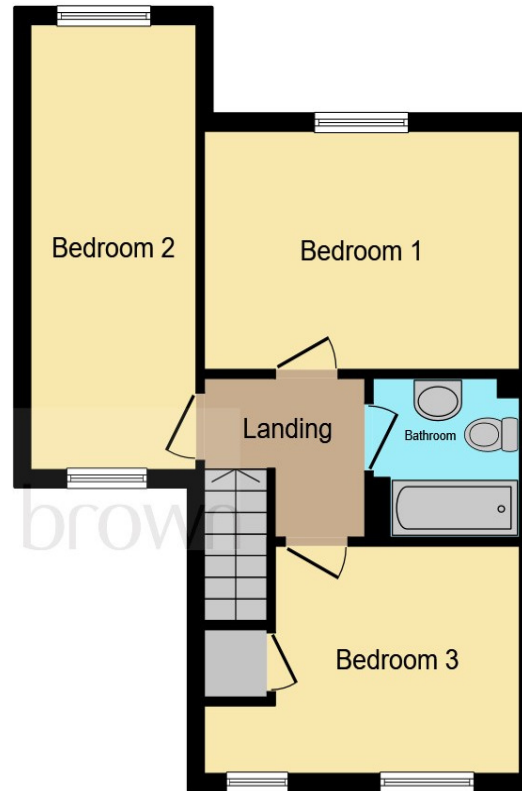
**Worcester Close, East Ardsley WAKEFIELD**

A deceptively spacious three-bedroom modern end townhouse Located in the residential area of East Ardsley.





**Ground Floor**



**First Floor**

### **Kitchen**

12' 11" max x 8' 8" max ( 3.94m max x 2.64m max )

### **Dining Room**

7' max x 7' 6" max ( 2.13m max x 2.29m max )

### **Living Room**

15' 11" max x 12' 11" max ( 4.85m max x 3.94m max )

### **Bedroom One**

12' 11" max x 9' 4" max ( 3.94m max x 2.84m max )

### **Bedroom Two**

13' 7" max x 8' 11" max ( 4.14m max x 2.72m max )

### **Bedroom Three**

17' 3" max x 7' 7" max ( 5.26m max x 2.31m 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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## Worcester Close, East Ardsley WAKEFIELD

- Three double bedroom extended townhouse
- Two reception rooms
- UPVC AND GCH
- Driveway with electric charging point
- Sunny well stocked gardens

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK120419](http://williamhbrown.co.uk/Property/WAK120419)



Property Ref:  
WAK120419 - 0002

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william h brown



**01924 381381**



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



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



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