



Paddock Rise, East Ardsley, Wakefield, West Yorkshire, WF3 2GF

£399,950

Immaculate & spacious (1,380sqft) 4 double bedroom detached. Large garden.
Attractive outlook. Desirable & convenient location. NO ONWARDS CHAIN.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this larger style (1,380sqft) 4 double bedroom detached home. Occupying a larger than average garden plot and a favourable position with an attractive rear outlook and relatively open front aspect. Features include: gas central heating, double glazing, tasteful decoration, quality fixtures, large room dimensions and plentiful natural daylight. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the size, location, presentation, garden size, views/outlook, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes a lounge, large open-plan dining kitchen, utility, downstairs toilet, four double bedrooms, bathroom and en-suite. Externally there is a double driveway, front lawn and a large rear garden with paved seating area.

LOCATION

The property occupies a favourable position on the edge of this desirable and attractive new development within East Ardsley. The village of East Ardsley, and the surrounding area, offers a variety of amenities, including shops, schools, pubs, cafes, and restaurant. There are also leisure and recreational facilities nearby, as well as countryside, cycling and footpaths within easy reach. Ardsley Reservoir is also just a few minutes away. There is also easy access into Leeds and Wakefield, which offer a further array of bars, restaurants, amenities and leisure facilities. The transport links here are excellent for commuting, with the M1 and M62 being nearby, as well as bus routes and mainline railway connections.

DIRECTIONS

Sat Nav location: WF3 2GF.

GROUND FLOOR

Central reception hallway with coats cupboard.

Lounge 16' 2" x 11' 0" (4.92m x 3.35m)

Spacious and bright main reception room with front and side windows and ample seating space.

Kitchen Diner 18' 0" x 12' 1" (5.48m x 3.68m) max.

A light and spacious open plan room. Well-equipped fitted kitchen with integrated appliances (hob, oven, fridge/freezer and dishwasher) and a spacious formal dining area. Rear windows and French doors to the garden.

Utility & WC

Dedicated utility room with fitted units and work surface, along with space for a separate washer and dryer. Rear window and door to a separate cloakroom/toilet.



FIRST FLOOR

Spacious central landing with front window and large storage/linen cupboard.

Bedroom One 12' 4" x 11' 9" (3.76m x 3.58m) max.
Double bedroom with front and side windows.

En-Suite

Fitted shower suite.

Bedroom Two 11' 11" x 10' 2" (3.63m x 3.10m)
Double bedroom with rear window.

Bedroom Three 12' 0" x 9' 9" (3.65m x 2.97m) max.
Double bedroom with rear window.

Bedroom Four 11' 3" x 9' 0" (3.43m x 2.74m)
Double bedroom with front window.

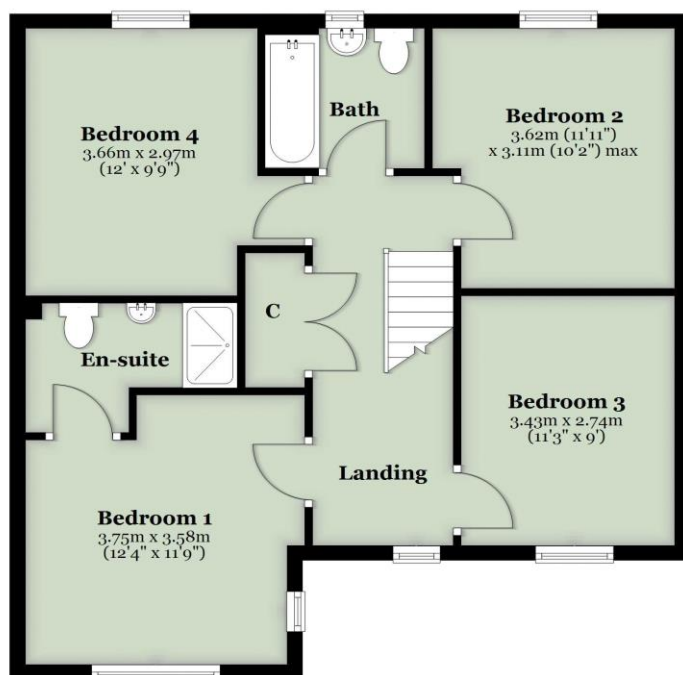
Bathroom 6' 9" x 6' 4" (2.06m x 1.93m)
Fitted bath suite with rear window.



Ground Floor



First Floor





GARAGE 17' 2" x 8' 10" (5.23m x 2.69m)
Single garage. Wall mounted combi-boiler.

OUTSIDE

To the front is an open plan lawn and double driveway. To the rear is a large, enclosed rear garden, mainly laid to lawn with a paved seating area. The outside space is ideal for families, pets and entertaining.

AGENT'S NOTES

We are the sole selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: E.

These details were prepared / amended on: 02/07/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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