



**Royston Hill, East Ardsley Wakefield WF3 2HG**

**welcome to**

## **Royston Hill, East Ardsley Wakefield**

NO ONWARD CHAIN, FABULOUS MODERN and WELL PRESENTED THREE BEDROOM DETACHED accommodation, DOWNSTAIRS SHOWER ROOM, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM and MODERN HOUSE BATHROOM. SPACIOUS PEBBLED DRIVEWAY and LAWNED front garden.

### **Entrance Hall**

Composite door to the front.

### **Downstairs Shower Room**

A modern shower room comprising of a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

### **Living Room**

14' 8" into bay x 11' 10" ( 4.47m into bay x 3.61m )  
uPVC double glazed bay window to the front, gas central heating radiator.

### **Kitchen/Diner**

19' 5" MAX x 18' MAX ( 5.92m MAX x 5.49m MAX )  
Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary Quartz work surfaces over, incorporating sink and drainer, electric oven, induction hob, integrated dishwasher, gas central heating radiator, understairs storage cupboard, boiler housing the gas central heating radiator, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side.

### **Utility Room**

6' 4" x 3' 3" ( 1.93m x 0.99m )  
Space for washing machine and tumble dryer.

### **First Floor Landing**

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

### **Bedroom One**

11' 11" x 11' 11" ( 3.63m x 3.63m )  
uPVC double glazed window to the front, gas central heating radiator, walk-in wardrobe/storage cupboard.

### **Bedroom Two**

11' 10" x 11' 10" ( 3.61m x 3.61m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Three**

6' 4" x 6' 4" ( 1.93m x 1.93m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A modern bathroom suite comprising of a free standing bath, walk-in shower, low level flush WC, wash hand basin, heated towel rail, tiled floor and walls, uPVC double glazed windows.

### **Exterior**

Pebbled driveway providing ample off street parking and a well maintained lawned garden to the front.

### **Please Note:**

A couple of the photos are AI staged and land registry application is pending to register under current vendors name.





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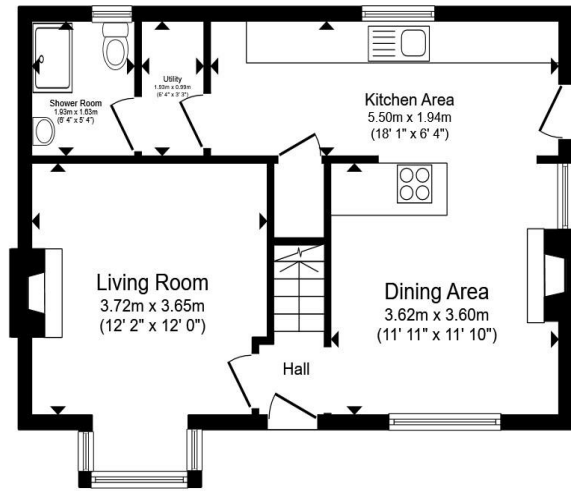
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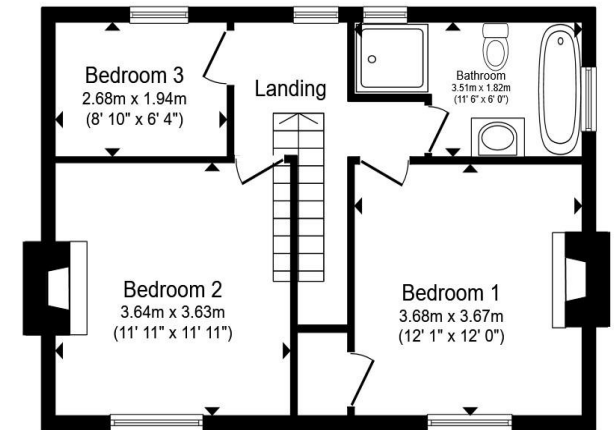
- Fabulous three bedroom detached accommodation
- No onward chain
- Modern and well presented throughout
- Good sized kitchen/diner
- Driveway and front lawned garden

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

offers over  
**£350,000**



Ground Floor



First Floor

Total floor area 95.4 m<sup>2</sup> (1,027 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)



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Property Ref:  
MLY111710 - 0010

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