



**Grenholme Bradford Road, East Ardsley Wakefield WF3 2DJ**

**welcome to**

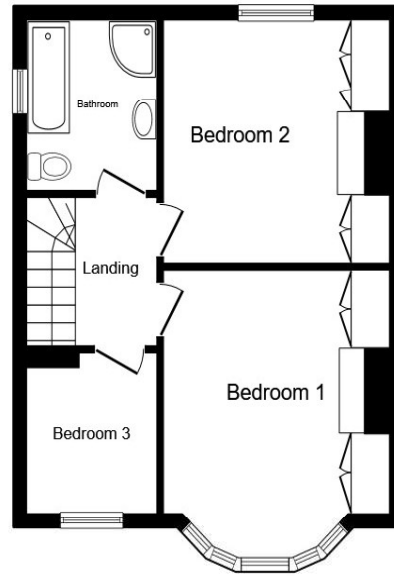
**Grenholme Bradford Road, East Ardsley Wakefield**

Guide price £300,000-£325,000. A three bedroom extended semi-detached family home. Offered to market with no onward chain viewings highly recommended to fully appreciate what this home has to offer!

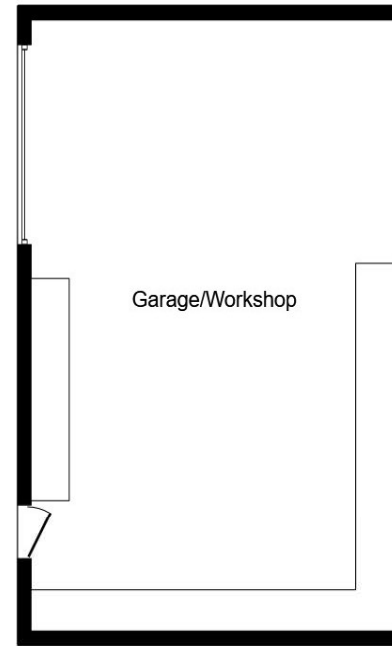




**Ground Floor**



**First Floor**



**Outbuilding**

**Lounge**  
12' 10" max x 11' 10" max ( 3.91m max x 3.61m max )

**Kitchen**  
12' max x 22' max ( 3.66m max x 6.71m max )

**Bedroom One**  
11' 1" max x 12' max ( 3.38m max x 3.66m max )

**Bedroom Two**  
11' max x 9' 1" max ( 3.35m max x 2.77m max )

**Bedroom Three**  
9' max x 6' 10" max ( 2.74m max x 2.08m max )

**Bathroom**

**Garage**  
18' max x 29' 1" max ( 5.49m max x 8.86m max )

Total floor area 149.2 m<sup>2</sup> (1,606 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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## Grenholme Bradford Road, East Ardsley Wakefield

- Extended three bedroom semi detached
- Double garage
- No chain
- Highly sought after location
- Ready to move into

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

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128147](http://williamhbrown.co.uk/Property/WAK128147)



Property Ref:  
WAK128147 - 0002

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