



Rhubarb Way, East Ardsley Wakefield WF3 2GN

welcome to

Rhubarb Way, East Ardsley Wakefield

PERFECT FTB/YOUNG FAMILY HOME, NO ONWARD CHAIN, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, LOUNGE, KITCHEN/DINER, THREE BEDROOMS, master having ENSUITE, DRIVEWAY with EV charger, ENCLOSED LAWNED GARDEN to the rear, HIGH TECH ALARM SYSTEM.

Entrance Hall

Composite door to the front, gas central heating radiator, alarm system, stairs leading to the first floor landing. Doors leading into the downstairs WC and lounge.

Downstairs Wc

Low level flush WC, wash hand basin, paneled wall and tiled flooring.

Lounge

10' x 11' 10" (3.05m x 3.61m)
uPVC double glazed window to the front, gas central heating radiator, feature paneled wall and door leading through to the kitchen/diner.

Kitchen/Diner

14' 11" x 10' 6" (4.55m x 3.20m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a fridge freezer and washing machine, understairs storage cupboard, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed patio doors leading out to the rear garden.

First Floor Landing

Storage cupboard, loft access, gas central heating radiator. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 9" x 8' 5" (4.19m x 2.57m)
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin,

gas central heating radiator.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Exterior

Lawned area to the front, driveway to the side providing ample parking and a EV charger and to the rear is an enclosed lawned garden with paved area, perfect space for family to enjoy with fence boundaries.





view this property online williamhbrown.co.uk/Property/MLY111170



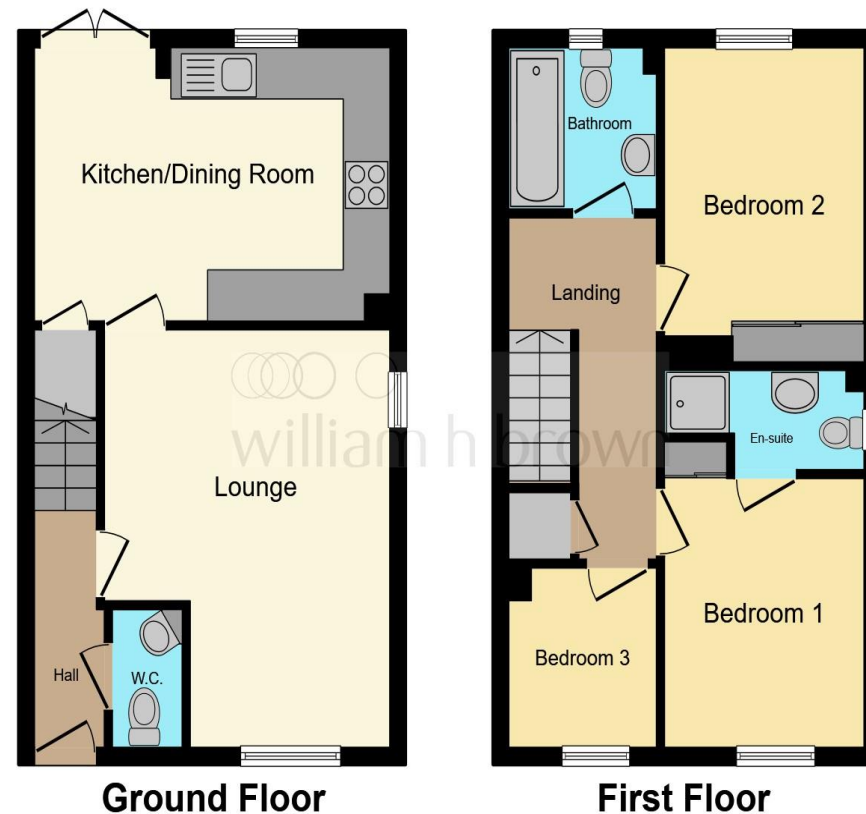
welcome to

Rhubarb Way, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- No onward chain
- Downstairs WC & Ensuite facilities
- Enclosed lawned rear garden

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

offers over
£260,000



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

view this property online williamhbrown.co.uk/Property/MLY111170



Property Ref:
MLY111170 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk