



**Churchyard Drive, East Ardsley WAKEFIELD WF3 2GJ**

**welcome to**

## **Churchyard Drive, East Ardsley WAKEFIELD**

A well-presented four-bedroom family home benefiting from a garage, off-street parking and a private rear garden.

### **Entrance Porch**

Composite door to the front, storage cupboard.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator.

### **Living Room**

uPVC double glazed window to the front and side, gas central heating radiator.

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over incorporating sink and drainer, electric oven with gas hob, integrated fridge freezer and dishwasher, storage cupboard, two gas central heating radiators, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

### **Utility Room**

Space for a washing machine and tumble dryer, gas central heating radiator, uPVC double glazed door.

### **First Floor Landing**

uPVC double glazed window to the front, storage cupboard, gas central heating radiator and loft access.

### **Bedroom One**

uPVC double glazed windows to the front and side, gas central heating radiator, access into the ensuite.

### **Ensuite**

Walk-in shower, tiled walls, low level flush WC, wash hand basin, gas central heating radiator.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

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

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the front providing parking for two cars and access to the integral garage, to the rear is an enclosed lawned garden with decked area, perfect for those summer months.

### **Integral Garage**

Up and over metal door and having power and lighting.





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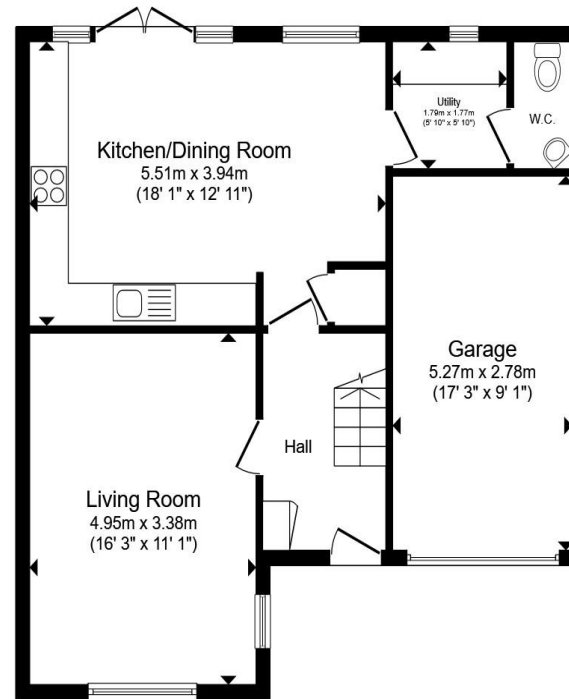
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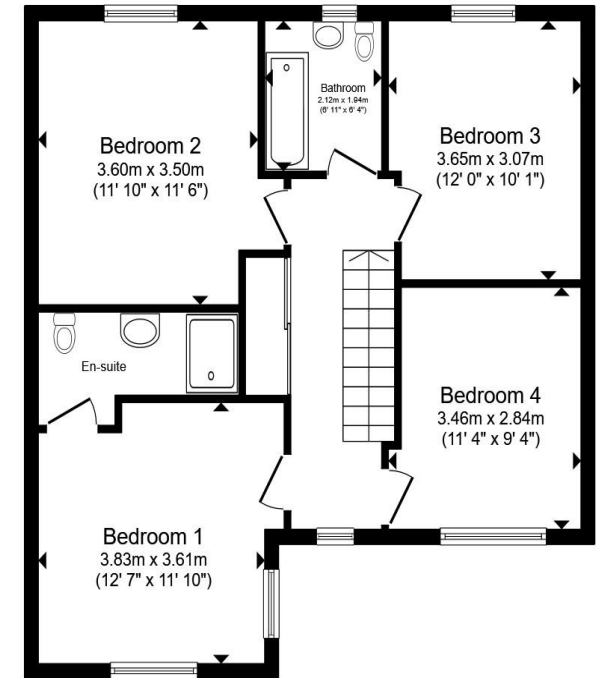
- Chain Free
- Large Rear Garden With Decking
- Under NHBC Warranty
- Internal Garage
- Four bedroom detached family home

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

offers over  
**£400,000**



Ground Floor



First Floor

Total floor area 133.2 m<sup>2</sup> (1,433 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:  
MLY111685 - 0004

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