



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.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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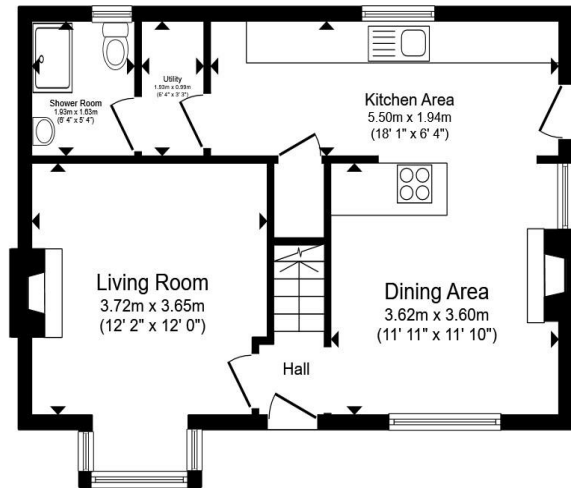
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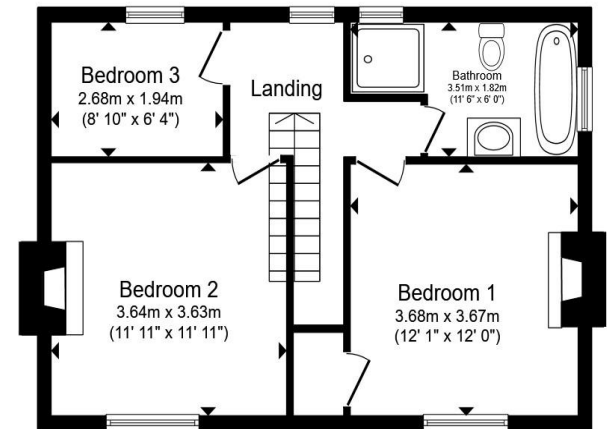
- Fabulous three bedroom detached accommodation
- No onward chain
- Modern and well presented throughout
- Good sized kitchen/diner
- Driveway and front lawned garden

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

offers over
£355,000



Ground Floor



First Floor

Total floor area 95.4 m² (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



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Property Ref:
MLY111710 - 0013

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.

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