



Offers over £270,000

TENURE : FREEHOLD

Millard Way, East Ardsley, WF3

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**Beautifully Presented
Throughout**

Modern Fitted Kitchen

**Three Well-Proportioned
Bedrooms**

**Family Bathroom & Ground
Floor WC**

Spacious Living Room

Driveway Parking

Movenowproperties.com LTD
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**MoveNow
Properties**

Website:

MoveNowProperties are proud to present this beautifully presented three-bedroom semi-detached home, ideally positioned on a highly popular residential street in East Ardsley. Offering well-planned accommodation across two floors, together with driveway parking, a detached garage and rear garden, this is a fantastic family home that is sure to attract plenty of interest.

Entrance

A welcoming entrance hall with composite entrance door, doors providing access to open plan kitchen / dining / living room and downstairs WC. Stairs lead to the first-floor landing.

Living Room

Measurements: 18'6" x 15'5" (5.63m x 4.71m)

Located to the rear of the property, the impressive living space is open plan from the kitchen / dining room which offers a spacious and welcoming area, providing plenty of room for comfortable seating and family living. Bifold doors to the rear allows natural light to flood the room, creating a bright and inviting space.

Kitchen / Dining Room

Measurements: 8'8" x 6'5" (2.65m x 1.95m)

Positioned towards the front of the ground floor, the fitted kitchen offers a practical range of wall and base units together with integrated cooking facilities. The layout provides a useful space for everyday cooking and connects conveniently with the main living accommodation.

Ground Floor WC

Situated off the entrance hall, the ground floor WC comprises a low-level WC and wash hand basin, providing a useful facility for both residents and guests.

First Floor

Bedroom One

Measurements: 12'1" x 8'9" (3.68m x 2.76m)

Located to the front of the first floor, the spacious master bedroom offers generous proportions with ample room for a double bed and bedroom furniture. The room also benefits from a private en-suite shower room.

En-Suite Shower Room

The master bedroom benefits from a private en-suite shower room, conveniently fitted with a separate shower, wash hand basin and low-level WC. A stylish and practical addition, providing added privacy and convenience.

Bedroom Two

Measurements: 10'0" x 8'9" (3.04m x 2.67m)

Situated towards the front of the property, the second bedroom is another well-proportioned room, ideal as a comfortable double bedroom, child's room or home office.

Bedroom Three

Measurements: 6'10" x 6'6" (2.08m x 1.97m)

Positioned to the rear of the first floor, bedroom three provides a versatile additional bedroom and would make an excellent nursery, guest room or study.

Family Bathroom

Located at the front of the first floor, the family bathroom is modern and well presented, fitted with a three-piece suite comprising, wash hand basin and low-level WC.

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Outside

To the front, a driveway provides off-road parking and leads to the garage which benefits from power and lighting, offering excellent additional storage or parking. To the rear is a good-sized lawned garden, providing a pleasant outdoor space for families, entertaining or simply relaxing.

Location

East Ardsley is a popular residential location, well placed for a range of local amenities, schools and everyday facilities. The property is particularly well positioned for commuters, with excellent access to both the M1 and M62 motorway networks, providing convenient links towards Leeds, Wakefield and surrounding areas.

A fantastic opportunity to purchase a beautifully presented family home in a sought-after location. Early viewing is highly recommended!

EPC C

Please contact us for the full EPC information

Tenure: Freehold

Council Tax Band C

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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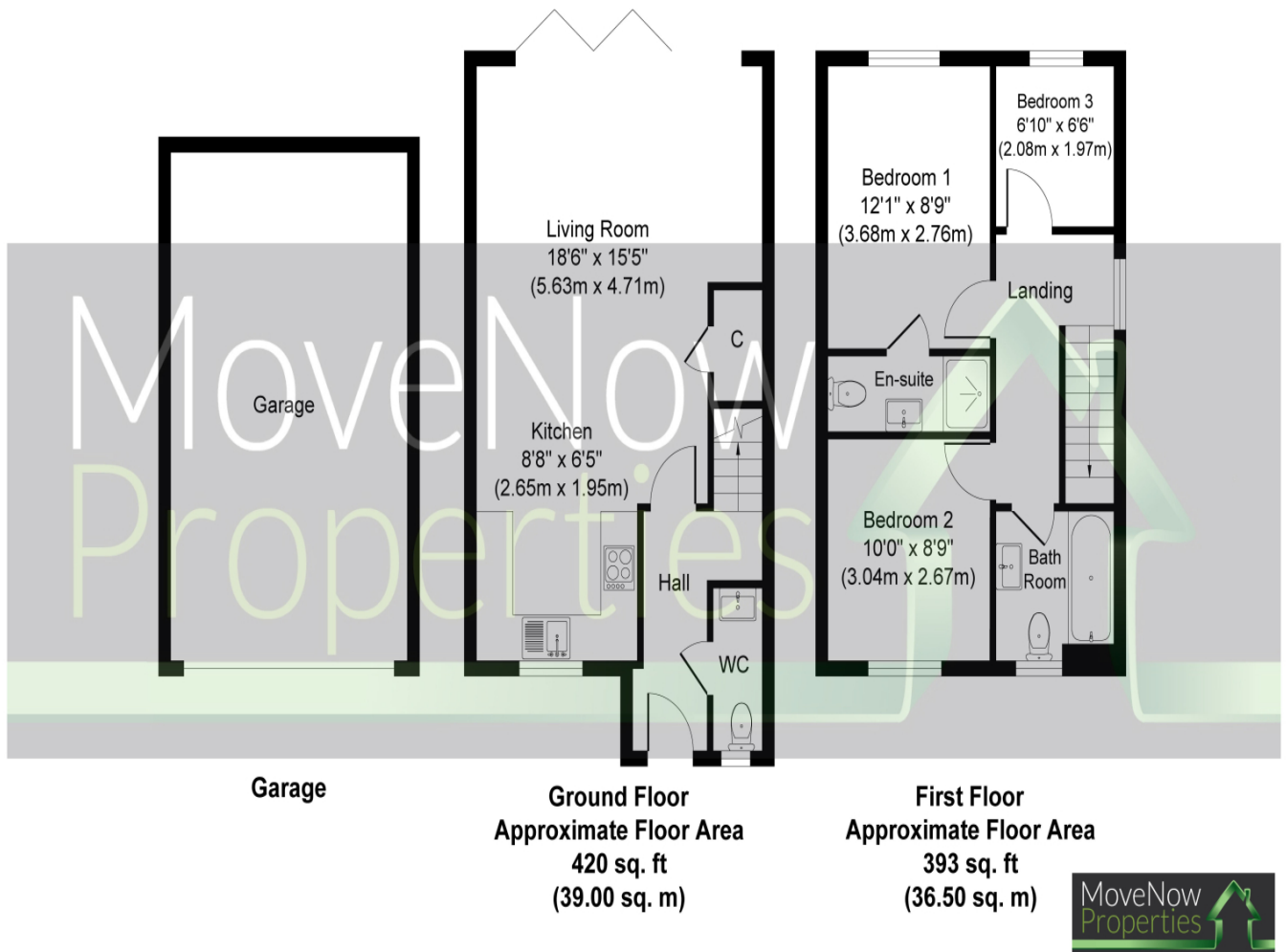




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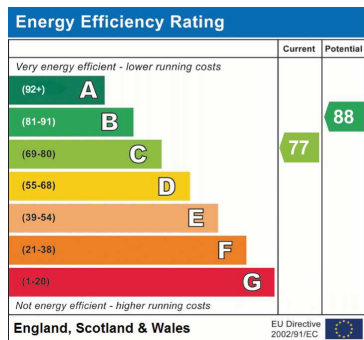


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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