





Buckthorne Fold,East Ardsley Wakefield WF3 2LR

william h brown

welcome to

Buckthorne Fold, East Ardsley Wakefield

FABULOUS MODERN, WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, CONSERVATORY, ENSUITE to master bedroom and HOUSE BATHROOM. DRIVEWAY, INTEGRAL GARAGE, EV CHARGER, SOLAR PANELS, ENCLOSED LAWNED & PAVED REAR GARDEN with OUT DOOR BUILDING.

Entrance Porch
Door to the front.

Entrance Hall
uPVC double glazed door, storage cupboard, gas central heating radiator, stairs leading to the first floor landing.

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

Living Room
uPVC double glazed bay window to the front, gas fire, gas central heating radiator, French doors leading through to the kitchen/diner.

Kitchen/Diner
Having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven and hob, integrated dishwasher, two gas central heating radiators, uPVC double glazed window to the rear, space for a dining table and sofa, open access into the spacious conservatory and door leading into the utility room.

Utility Room
Base units, space for a washing machine, gas central heating boiler, door leading into the integral garage.

Conservatory
uPVC double glazed windows to all three sides, doors and French doors leading out to the rear garden.

First Floor Landing
Loft access which is part boarded, accessed with pull down ladder. Gas central heating radiator and access to all four bedrooms and house bathroom.

Bedroom One
uPVC double glazed bay window to the front, gas central heating radiator, built-in triple wardrobe and access into the ensuite.

Ensuite
Shower cubicle, low level flush WC, wash hand basin, tiled floor and walls, heated towel rail, uPVC double glazed window to the side.

Bedroom Two
uPVC double glazed window to the front, built-in triple wardrobe, gas central heating radiator.

Bedroom Three
uPVC double glazed window to the rear, built-in double wardrobe.

Bedroom Four
uPVC double glazed window to the rear, gas central heating radiator, built-in double wardrobe.

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

Integral Garage
Electric roller door, power and lighting and access into the utility room.







Exterior
Driveway to the front, providing ample off street parking, EV charger and to the rear is a fabulous enclosed lawned garden with paved area and a out building, perfect space for a hot tub or office space. The property is fitted with solar panels, for more information contact the agent.



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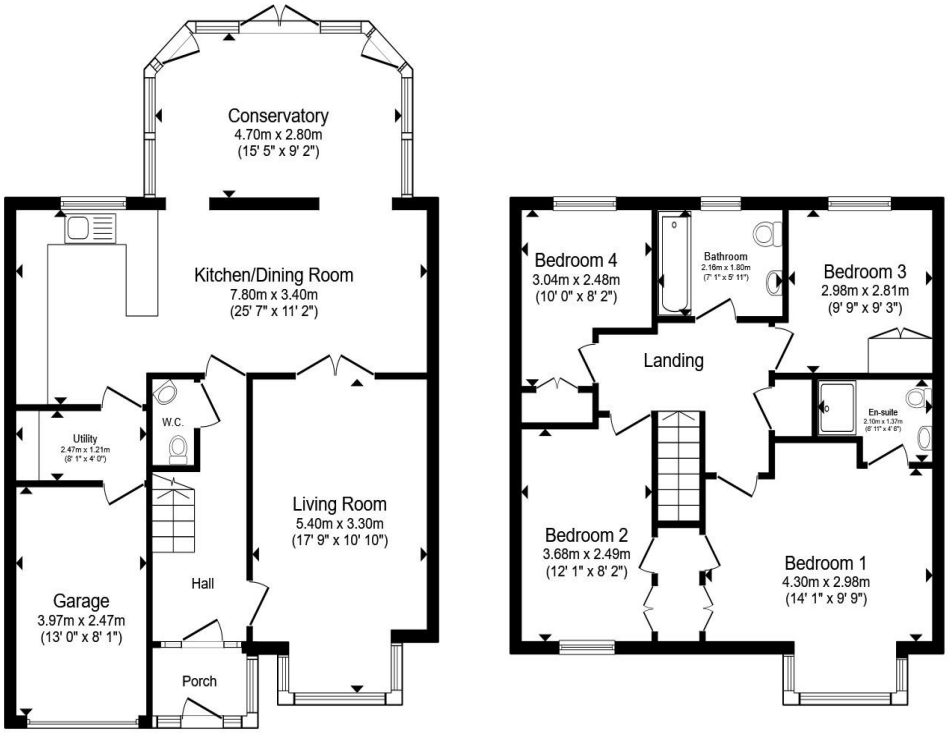
welcome to

Buckthorne Fold, East Ardsley Wakefield

- Four bedroom detached family home
- Modern and well presented throughout
- Downstairs WC & utility room
- Ensuite to master bedroom
- Enclosed garden with outbuilding

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

£415,000



Total floor area 137.7 m² (1,483 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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The Property Ombudsman

Property Ref:
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