Woodlands Close,East Ardsley Wakefield WF3 2LQ

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welcome to

Woodlands Close, East Ardsley Wakefield

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME, DRIVEWAY, INTEGRAL GARAGE, ENCLOSED REAR GARDEN with SPACIOUS WORKSHOP, LIVING & DINING ROOM, CONSERVATORY, KITCHEN, DOWNSTAIRS WC, HOUSE BATHROOM. Good access to motorway links and good schools.

Entrance Porch
Door to the front, French doors leading into the living room.

Living Room
Spacious living room with a bay window to the front, gas fire, two gas central heating radiators, stairs leading to the first floor landing and French doors leading through to the dining room.

Dining Room
Gas central heating radiator, door leading through to the kitchen, sliding doors leading into the conservatory and French doors leading out to the rear garden.

Conservatory
Spacious conservatory with uPVC double glazed windows to all sides and door leading out to the rear garden.

Kitchen
Has 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 fridge and freezer, gas central heating radiator, uPVC double glazed window to the rear and door to the rear.

First Floor Landing
uPVC double glazed window to the side. Access to all three bedrooms and the house bathroom.

Bedroom One
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

Bedroom Two
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobe.

Bedroom Three
uPVC double glazed window to the front, fitted storage.

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

Integral Garage
Up and over metal door to the front, door to the front, space for washing machine and tumble dryer, door leading to a WC.

Downstairs Wc
Low level flush WC, wash hand basin, gas central heating radiator, door leading into the kitchen.

Exterior
Spacious driveway to the front providing ample parking, integral garage and to the rear is an enclosed lawned and decked garden with a great sized wooden workshop having electrics and a further garden shed.

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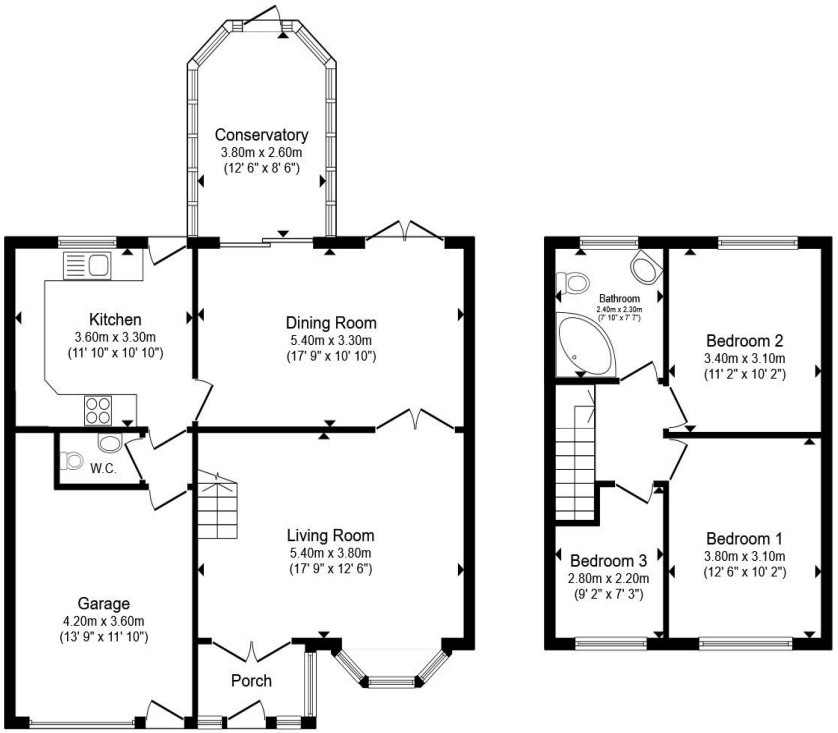
Woodlands Close, East Ardsley Wakefield

- Fabulous three bedroom detached family home
- No onward chain
- Driveway and integral garage
- Two reception rooms and conservatory
- Lawned and decked rear garden with workshop

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

£340,000



Ground Floor **First Floor**

Total floor area 124.1 m² (1,336 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:
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