



**Reservoir View, East Ardsley Wakefield WF3 2GG**

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## Reservoir View, East Ardsley Wakefield

THREE BEDROOM SEMI DETACHED accommodation, MODERN and WELL PRESENTED throughout, READY to MOVE into, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY and ENCLOSED LAWNED REAR GARDEN.

### Please Note:

Please note the property is on a possessory title - for more information please seek guidance from your conveyancer. The property has a green space charge of £150.00 per year.

### Entrance Hall

Composite door to the front, gas central heating radiator.

### Downstairs Wc

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

### Living Room

16' x 11' 10" ( 4.88m x 3.61m )  
uPVC double glazed window to the front, gas central heating radiator.

### Kitchen/Diner

10' 6" x 14' 11" ( 3.20m x 4.55m )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, integrated fridge freezer, storage cupboard, gas central heating radiator, uPVC double glazed to the rear, uPVC double glazed patio doors leading to the rear garden.

### First Floor Landing

Storage cupboard, gas central heating radiator, loft access.

### Bedroom One

13' 9" x 8' 6" ( 4.19m x 2.59m )  
uPVC double glazed window to the front, gas central heating radiator and access to the ensuite.

### Ensuite

Shower cubicle, low level flush WC, wash hand basin, gas central heating radiator.

### Bedroom Two

10' 2" x 8' 6" ( 3.10m x 2.59m )  
uPVC double glazed window to the front, gas central heating radiator.

### Bedroom Three

8' 9" x 6' 3" ( 2.67m x 1.91m )  
uPVC double glazed window to the rear, gas central heating radiator.

### House Bathroom

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

### Exterior

Driveway to the front and to the rear is a well maintained enclosed lawned garden with paved patio area and having fence boundaries.





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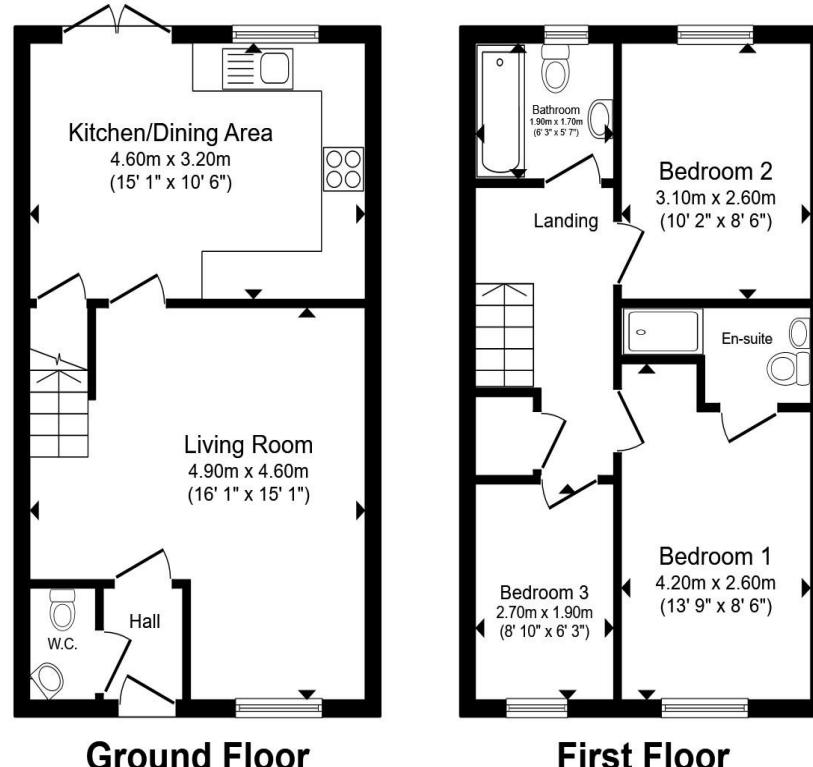
## Reservoir View, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- Downstairs WC
- Ensuite to master bedroom
- Driveway to the front
- Enclosed lawned garden to the rear

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£290,000**



Total floor area 75.4 m<sup>2</sup> (812 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:  
MLY111446 - 0003

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 **william h brown** Incorporating **Porter Glenny**



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