



**£320,000**

**TENURE : FREEHOLD**

**Buckthorne Drive, East Ardsley, WF3**

**Bedrooms : 5**

**Bathrooms : 1**

**Reception Rooms : 2**

**Extended Five-bedroom semi-detached family home**

**Spacious living room with gas fire and surround**

**Versatile dining/family room with patio doors to garden**

**Modern fitted kitchen with integrated appliances**

**Larger-than-average garage with utility space**

**Family bathroom with four-piece suite**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
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**01924 249349**

**Website: <https://movenowproperties.com>**



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Movenowproperties are pleased to offer this impressive five-bedroom semi-detached home, ideally situated on a desirable corner plot. The property boasts spacious and versatile accommodation including two reception rooms, a modern fitted kitchen, large garage with utility space, and a generous family bathroom. Outside, there is ample off-road parking to the front and a spacious enclosed rear garden with patio, lawn, and raised decking—perfect for entertaining. An ideal family home offering space and comfort.

## Entrance Hall

Welcoming entrance hall accessed via a uPVC external door with double-glazed window overlooking the front. Features a radiator and staircase leading to the first floor, with internal access to the main living room.

## Living Room

**Measurements: 15'8" x 13'7" (4.77m x 4.14m)**

A spacious and comfortable living room with carpeted flooring, two radiators, and a double-glazed window overlooking the front. Complete with a gas fire and attractive surround, creating a warm and inviting space.

## Dining Room

**Measurements: 13'7" x 8'9" (4.13m x 2.67m)**

Versatile second reception room featuring a radiator, double-glazed window to the rear, and patio doors opening onto the enclosed rear garden—ideal for family dining and entertaining.

## Kitchen

**Measurements: 11'9" x 7'4" (3.57m x 2.23m)**

Modern, well-appointed kitchen fitted with a range of wall and base units, tiled splashbacks, and complementary work surfaces. Includes a 1.5 stainless steel sink with mixer tap, five-ring gas hob with extractor hood above, integrated dishwasher, under-counter fridge, and integrated double oven. Double-glazed window overlooking the rear and internal access to the garage.

## Garage

Larger-than-average garage offering excellent storage and utility space to the rear. Equipped with plumbing for a washing machine, space for a tumble dryer and tall fridge freezer, insulated up-and-over door, additional work surfaces, and wall and base units.

## Stairs and Landing

Carpeted staircase and landing with handrail, loft hatch access, and doors leading to all bedrooms and the bathroom.

## Bedroom One

**Measurements: 11'5" x 8'9" (3.48m x 2.67m)**

Spacious double bedroom with carpet flooring, radiator, and useful storage with double doors opening into a wardrobe. Double-glazed window to the front offering pleasant open field views. Door to WC.

## WC

Located in the master bedroom, a convenient WC comprising a modern vanity unit with wash basin, WC, tiled splashback, towel heater, and recessed spotlights.

## Bedroom Two

**Measurements: 11'9" x 8'11" (3.57m x 2.71m)**

Double bedroom with carpet flooring, radiator, recessed spotlights, and double-glazed window overlooking the front.

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### **Bedroom Three**

**Measurements: 11'9" x 8'6" (3.58m x 2.59m)**

Double bedroom with carpet flooring, radiator, recessed spotlights, and double-glazed window overlooking the rear.

### **Bedroom Four**

**Measurements: 10'6" x 7'5" (3.19m x 2.27m)**

Good-sized fourth bedroom featuring carpet flooring, radiator, and double-glazed window to the rear.

### **Bedroom Five**

**Measurements: 7'7" x 5'10" (2.30m x 1.79m)**

Single bedroom with carpet flooring, radiator, and double-glazed window overlooking the rear.

### **Bathroom**

**Measurements: 8'8" x 6'8" (2.64m x 2.02m)**

Spacious family bathroom fitted with a four-piece suite comprising shower enclosure, bath, WC, and wash basin set within a vanity unit. Part-tiled walls, recessed spotlights, radiator, and frosted double-glazed window to the side.

### **Outside**

To the front, the property benefits from ample off-road parking and a pathway leading to the front door. Situated on a desirable corner plot, the rear garden is generous and fully enclosed, featuring a stone patio, lawn, fenced boundaries, and a raised decked seating area. Additional benefits include side-gate access and a secure, private setting—perfect for outdoor relaxation and entertaining.

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

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, private drive

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 – Planning permission granted for side extension

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.

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## **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:**

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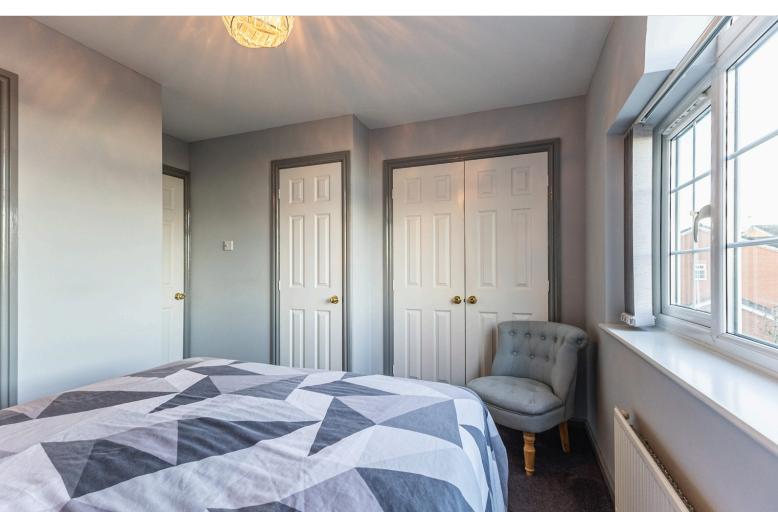
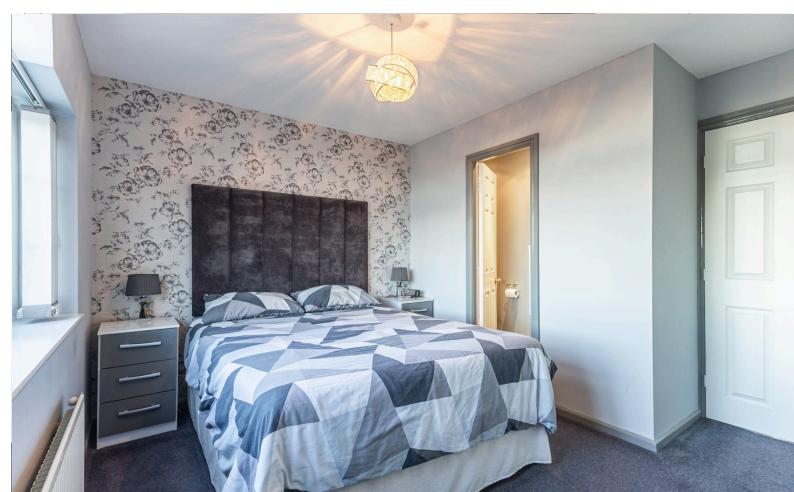
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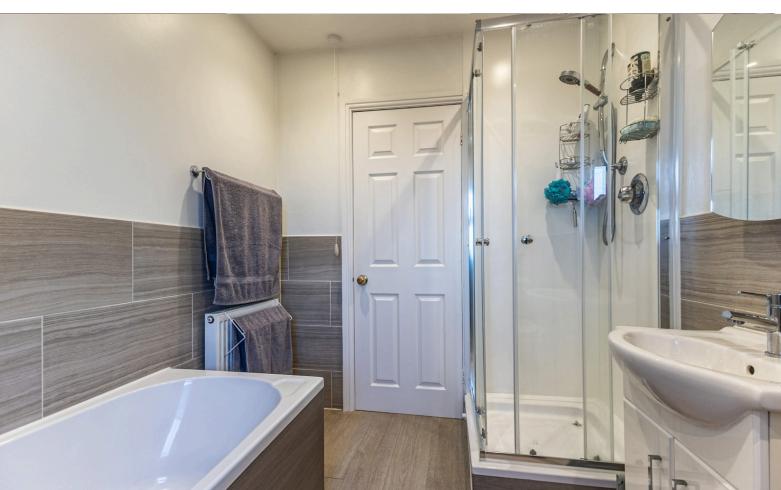
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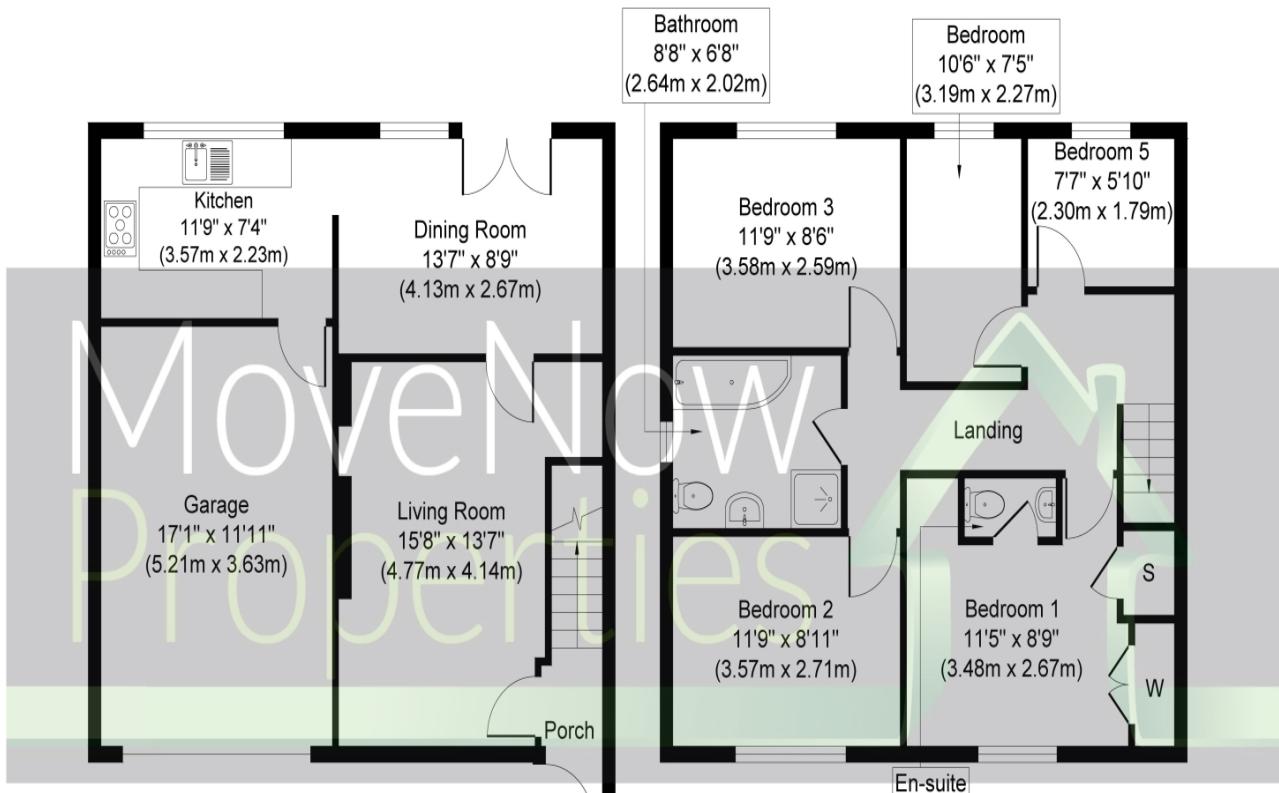
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**Ground Floor**  
**Approximate Floor Area**  
**648 sq. ft**  
**(60.23 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**639 sq. ft**  
**(59.34 sq. m)**



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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