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Ridgeways, Woodhouse Lane, East Ardsley, Wakefield, WF3 2LE

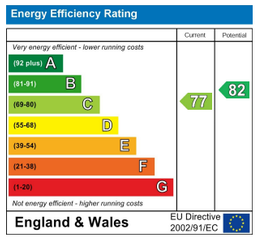
For Sale Freehold Offers Over £450,000

Situated on the well regarded and highly sought after Woodhouse Lane in the East Ardsley area of Wakefield is this superb, fully renovated and extended five bedroom semi detached family home. Offering generous and well proportioned accommodation throughout, the property boasts ample reception space, extensive off road parking and an attractive enclosed rear garden enjoying pleasant rural views. Finished to a high standard throughout, this impressive home is ideally suited to the growing family and is certainly not one to be missed. The property has undergone an extensive programme of renovation, including new double glazing installed in 2025, a full electrical rewire in 2025 and a complete new central heating system with new boiler, also installed in 2025.

The accommodation briefly comprises a welcoming entrance hall with stairs leading to the first floor and doors providing access to both the living room and sitting room. The sitting room leads through to bedroom five, which benefits from its own en suite W.C., whilst there is also access to the impressive kitchen dining room. Bi-folding doors open directly onto the rear garden, creating an excellent indoor outdoor living space. To the first floor, the landing provides access to three further bedrooms, the house bathroom and stairs leading to the second floor. The second and final floor is home to the principal bedroom, which benefits from its own en suite bathroom. Externally, to the front of the property is a low maintenance garden incorporating an extensive gravel driveway providing ample off road parking for several vehicles, together with a planted bed, timber fencing and dry stone wall boundary. To the rear is an attractive landscaped garden featuring a porcelain paved patio, ideal for outdoor dining and entertaining, raised planted beds with railway sleeper borders and an artificial lawn. The garden is fully enclosed by timber fencing, making it ideal for children and pets, whilst also enjoying pleasant rural views beyond.

East Ardsley is an excellent location for a range of buyers, particularly families, with local shops, schools and well regarded public houses all within easy reach. Regular bus routes operate nearby, whilst Wakefield city centre offers a wider range of amenities together with two mainline railway stations providing links to Leeds, Manchester and London. The M1 motorway network is also just a short drive away, making the property particularly convenient for those looking to commute further afield.

Only a full internal inspection will truly reveal the quality, space and accommodation this fully modernised family home has to offer. An early viewing is therefore highly recommended to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
10'10" x 6'11" (max) x 3'10" (min) (3.32m x 2.13m (max) x 1.17m (min))
Composite front entrance door with frosted glass panel leading into the entrance hall. Spotlights to the ceiling, column central heating radiator, staircase leading to the first floor landing and doors providing access to the living room and sitting room.

LIVING ROOM
11'10" x 12'10" (max) x 10'10" (min) (3.62m x 3.92m (max) x 3.32m (min))
Spotlights to the ceiling, central heating radiator and UPVC double glazed box bay window to the front.

SITTING ROOM
15'8" x 12'9" (max) x 10'9" (min) (4.80m x 3.90m (max) x 3.30m (min))
Opening through to the kitchen dining room, column central heating radiator, spotlights to the ceiling and door providing access to bedroom five.

BEDROOM FIVE
10'2" x 8'9" (max) x 7'2" (min) (3.10m x 2.67m (max) x 2.20m (min))
Spotlights to the ceiling, two UPVC double glazed windows to the front and side, central heating radiator and access to the en suite W.C.

EN SUITE W.C.
6'1" x 3'3" (max) x 2'5" (min) (1.87m x 1.0m (max) x 0.75m (min))
Extractor fan, central heating radiator and a modern two piece suite comprising low flush W.C. and ceramic wash basin set within a vanity unit with storage below, mixer tap and tiled splashback.

KITCHEN DINING ROOM
15'5" x 24'8" (4.70m x 7.53m)
UPVC double glazed window to the rear and a set of anthracite bi-folding doors opening onto the rear garden. Skylights and spotlights to the ceiling, full LED cabinet, base unit lighting and two anthracite column central heating radiators. The kitchen is fitted with a range of modern wall and base units with composite Zeneth worktops work surfaces over, together with a central island incorporating further base units, laminate work surface and breakfast bar seating. Composite sink and drainer with mixer tap, tiled splashback, five ring gas hob with extractor hood above, integrated double oven and microwave, space and plumbing for an American style fridge freezer, integrated washing machine and integrated dishwasher.

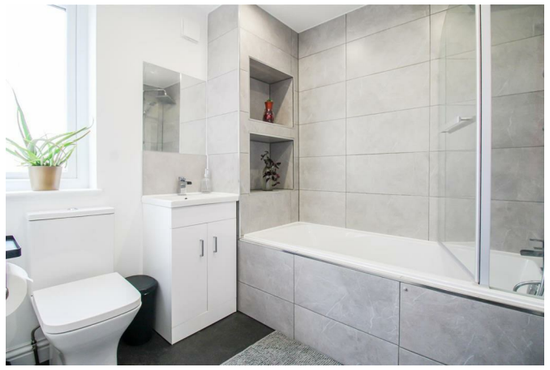
FIRST FLOOR LANDING
10'4" x 6'11" (max) x 3'4" (min) (3.16m x 2.13m (max) x 1.03m (min))
Spotlights to the ceiling, UPVC double glazed window to the side, staircase leading to the second floor landing and doors providing access to bedrooms two, three and four and the house bathroom.

BEDROOM TWO
12'9" x 12'3" (3.91m x 3.74m)
UPVC double glazed window to the rear enjoying far reaching rural views and central heating radiator.

BEDROOM THREE
10'10" x 12'3" (3.32m x 3.74m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR
6'5" x 7'0" (1.97m x 2.14m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM
6'7" x 6'10" (2.02m x 2.10m)
Spotlights to the ceiling, frosted UPVC double glazed window to the side, extractor fan and chrome ladder style central heating radiator. Fitted with a modern three piece suite comprising low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mixer tap, overhead shower, shower attachment and glass shower screen. Part tiled walls.



SECOND FLOOR LANDING
Velux skylight and access to bedroom one.

BEDROOM ONE
19'7" x 19'4" (max) x 11'9" (min) (5.97m x 5.91m (max) x 3.60m (min))
Velux skylight, UPVC double glazed window to the rear enjoying far reaching rural views, spotlights to the ceiling, central heating radiator, access to useful storage and door providing access to the en suite bathroom.

EN SUITE BATHROOM
6'2" x 9'1" (1.90m x 2.78m)
Extractor fan, spotlights to the ceiling, chrome ladder style central heating radiator and frosted UPVC double glazed window to the rear. Fitted with a modern three piece suite comprising low flush W.C., wash basin set within a vanity unit with storage below, mixer tap and tiled splashback, and panelled bath with mixer tap, shower attachment and glass shower screen. Part tiled walls.

OUTSIDE
To the front of the property is a low maintenance gravelled driveway providing ample off road parking for several vehicles. The frontage is bordered by a dry stone wall, hedging, planted beds with railway sleeper borders and timber fencing. To the rear is an attractive low maintenance garden incorporating an artificial lawn, gravelled area and porcelain paved patio, ideal for outdoor dining and entertaining. There are also raised planted beds with railway sleeper borders. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, whilst enjoying far reaching rural views to the rear.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

PLEASE NOTE
Planning permission has been submitted for two semi detached dwellings at the plot next door. Further details can be found on the Leeds Council Planning Portal. Ref: 25/07381/FU