



## 22 Woodlands Drive, Wakefield, WF3 2JQ Offers in excess of £350,000

Occupying a sought-after position in the popular village of East Ardsley, this impressive four-bedroom detached family home has been thoughtfully enhanced to provide spacious and versatile accommodation, ideal for modern family living.

The ground floor features a welcoming living room with bay window, a generous dining kitchen perfect for entertaining, a useful utility room and a bright conservatory overlooking the rear garden. A particular highlight is the professionally converted garage, completed in 2022 and fully signed off, which now provides a superb self-contained annexe offering a fourth bedroom and flexible additional living space, ideal for multi-generational living, a home office or guest accommodation.

To the first floor are three further well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a contemporary family bathroom. The property also benefits from excellent storage throughout.

Externally, the home enjoys private gardens and ample off-road parking, while further enhancing its appeal are the owned solar panels, providing improved energy efficiency and reduced running costs. Conveniently located close to highly regarded schools, local amenities and excellent transport links to Wakefield, Leeds and the motorway network, this is an exceptional family home in a desirable location.

Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer.

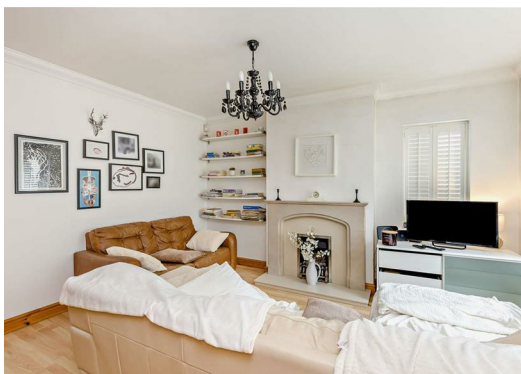


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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