



22 Woodlands Drive, Wakefield, WF3 2JQ Offers in excess of £340,000

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.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	
England & Wales	EU Directive 2002/91/EC	

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

