



Reservoir View, East Ardsley Wakefield WF3 2GG

welcome to

Reservoir View, East Ardsley Wakefield

MODERN THREE BEDROOM SEMI DETACHED accommodation, PERFECT FTB/YOUNG FAMILY HOME, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, PARKING to the front and an ENCLOSED LAWNED GARDEN to the rear.

Entrance Hall

Door to the front.

Dowstairs Wc

Low level flush WC, wash hand basin, heated towel rail.

Living Room

uPVC double glazed window to the front, solid wood flooring, gas central heating radiator.

Kitchen/Diner

Has a fully fitted kitchen with an array of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for washing machine, integrated fridge freezer and dishwasher, understairs storage cupboard, uPVC double glazed window and uPVC double glazed patio doors leading out to the rear garden.

First Floor Landing

Storage cupboard, loft access, gas central heating radiator.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator, solid wood flooring and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator, solid wood flooring.

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, solid wood flooring.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand

basin, heated towel rail, uPVC double glazed window to the rear.

Exterior

Parking to the front for two cars, lawned garden to the rear with paved area, garden shed and summer house.



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Reservoir View, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Perfect FTB/young couple
- Parking to the front
- Enclosed garden to the rear

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY111897 - 0003

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