



High Woodlands, East Ardsley

Wakefield, WF3 2JH

Asking Price:
£279,950

Holroyd Miller have pleasure in offering for sale this well-proportioned three-bedroom detached family home occupying a pleasant cul de sac position on this popular development close to the village of East Ardsley north of Wakefield city centre and offering excellent commuter links to the M1, M62 motorway intersection. Offered with immediate vacant possession. Recently re-decorated and re carpeted to provide a move with a minimum of fuss, briefly comprises entrance to open plan living room with open staircase, feature bow window, opening to formal dining room with French doors leading onto the rear garden, separate kitchen with built in oven and hob with extractor, dishwasher, access into the garage, stairs lead to first floor landing, three good sized bedrooms, house bathroom and separate w/c, shower over bath. The garage has been converted into a workshop with adjacent storage, this could easily be reverted back to provide garaging. Outside, easy to maintain gardens with gravelled driveway, lawn garden to the rear with useful garden sheds. An extremely pleasant cul de sac position within easy reach of the village and its amenities. No Chain, Viewing Essential.



Entrance

With double glazed entrance door, leads through to...

Living Room 12'10" x 18'1" (3.9m x 5.5m).

With open staircase, double glazed feature bow window, single and double panel radiators.

Dining Room 10'6" x 9'9" (3.2m x 2.97m).

With double glazed French doors leading onto the rear garden, double panel radiator.

Kitchen 10'6" x 8'1" (3.2m x 2.46m).

Fitted with a matching range of white fronted wall and base units, contrasting high gloss black worktops and splashbacks with stainless steel sink unit with mixer tap unit, fitted oven and hob with extractor hood over, integrated dishwasher, plumbing for automatic washing machine, double glazed window, chrome heated towel rail, access to garage/workshop.

Stairs lead to First Floor Landing

With double glazed window.



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Bedroom to Front 12'10" x 10'6" (3.9m x 3.2m).
With double glazed window, single panel radiator.

Bedroom to Rear 10'5" x 10' (3.18m x 3.05m).
With double glazed window, single panel radiator.

Bedroom to Front 9'6" (2.90) narrowing to 5' (1.53) x 7'3" (2.22).
With fitted wardrobes over stairs bulkhead, double glazed window, single panel radiator.



Separate Low Flush WC
Being fully tiled with double glazed window.

House Bathroom
Furnished with modern white suite comprising pedestal wash basin, panelled bath with electric shower over bath, double glazed window, chrome heated towel rail, tiling.

Outside
The property has lawn garden area to the front, gravelled driveway provides off street parking and leads to former garage which is currently used as a workshop (3.95m x 3.23m) with double glazed window and doors to front and rear, central heating boiler, Adjacent Store (2.29m x 1.35m). To the rear, lawn garden with paved patio area, two garden sheds.



Council Tax Band - C



Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract