



Hopefield Court, East Ardsley

Wakefield, West Yorkshire, WF3 2LL

Asking Price:

£279,950

Holroyd Miller have pleasure in offering for sale this recently refurbished modern brick built semi detached bungalow occupying a generous corner position. Undergone a comprehensive makeover to provide a move with a minimum of fuss, having been redecorated, carpeted, installation of new combined shower room, kitchen with a range of modern units, landscaped gardens, block paved driveway providing ample off street parking and occupying a pleasant and popular cul de sac position on this convenient development close to East Ardsley village and its excellent range of independent shops and amenities with easy access to the M1/M62 motorway network betwixt Morley and Wakefield. Ideal for those wishing to downsize. The property has gas fired central heating, double glazing and comprising entrance hall, spacious living room, well equipped kitchen/diner with a range of grey fronted wall and base units, built in oven and hob with extractor, inner hallway leads to combined shower room with modern white suite with large shower, two double bedrooms, one having French doors leading onto the rear garden. The property occupies a generous corner position with gardens to three sides, block paved driveway providing ample off street parking and single car garage. A truly enviable home for those wishing to downsize. Offered with No Chain, Viewing Essential.



Entrance Reception Hallway

With double glazed entrance door, single panel radiator.

Living Room 17'1" (5.20) x 12'1" (3.68) narrowing to 10'6" (3.19).

A light and airy room which has recently been redecorated and carpeted, dual aspect double glazed windows making this a light and airy room, central heating radiator.



Kitchen/Diner 17'5" (5.3) x 8' (2.44) opening to 9'8" (2.95).

Recently refitted with a range of modern grey fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, dual aspect double glazed windows, laminate wood flooring, central heating boiler.

Inner Hallway

With airing cupboard, access to loft area via loft ladder.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Combined Shower Room

Furnished with modern white suite having tiling with wash hand basin set in vanity unit, low flush w/c, large shower cubicle, double glazed window, chrome heated towel rail.

Bedroom to Rear *15'4" x 10'6" (4.67m x 3.2m).*

With double glazed window, central heating radiator.

Bedroom to Rear *9'7" x 9'10" (2.92m x 3m).*

Having built in wardrobe, double glazed French doors give access to rear garden, single panel radiator.



Outside

The property occupies a generous corner position with low maintenance artificial turf with flowering borders, pathway, attractive block pave driveway provides ample off-street parking with adjacent single car garage with up and over door, pathway to the side leads to enclosed low maintenance garden with artificial turf, mature trees and shrubs retaining a high degree of privacy.



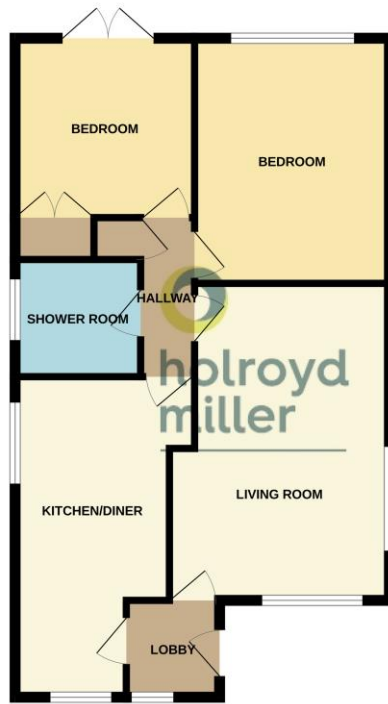
Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller




GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	85
(81-91)	B	
(69-80)	C	63
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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