



20 Woodlands Drive, East Ardsley, Wakefield, WF3 2JQ

This internally spacious detached bungalow offers a high degree of flexibility to have either two or three bedrooms and is ideally situated in a highly popular residential area with good local amenities and easy access to the motorway network. A viewing is essential to fully appreciate everything this fabulous property has to offer.

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Guide Price: £325,000

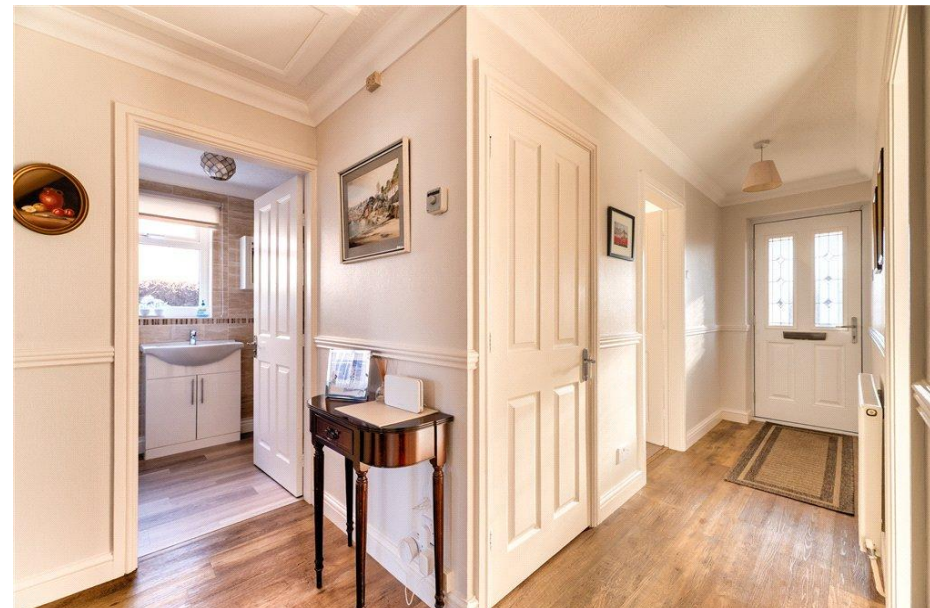
General Remarks

A beautifully presented detached bungalow located in a highly sought after residential area. Set in well maintained gardens and enjoying a high degree of privacy an early viewing is highly recommended.

The spacious dining kitchen has fitted wall and base units, ample worktop space and integrated appliances include; - gas hob, electric oven, plumbing is in place for a washing machine and there is also space for a tumble dryer.

Both bedrooms have fitted wardrobes and the third bedroom could equally be a study and provides access to the conservatory which leads to the rear garden

The shower room is fully tiled and has a modern three-piece suite comprising shower cubicle, WC and wash basin.



The inner hallway has a built-in storage cupboard and provides access to a part-boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

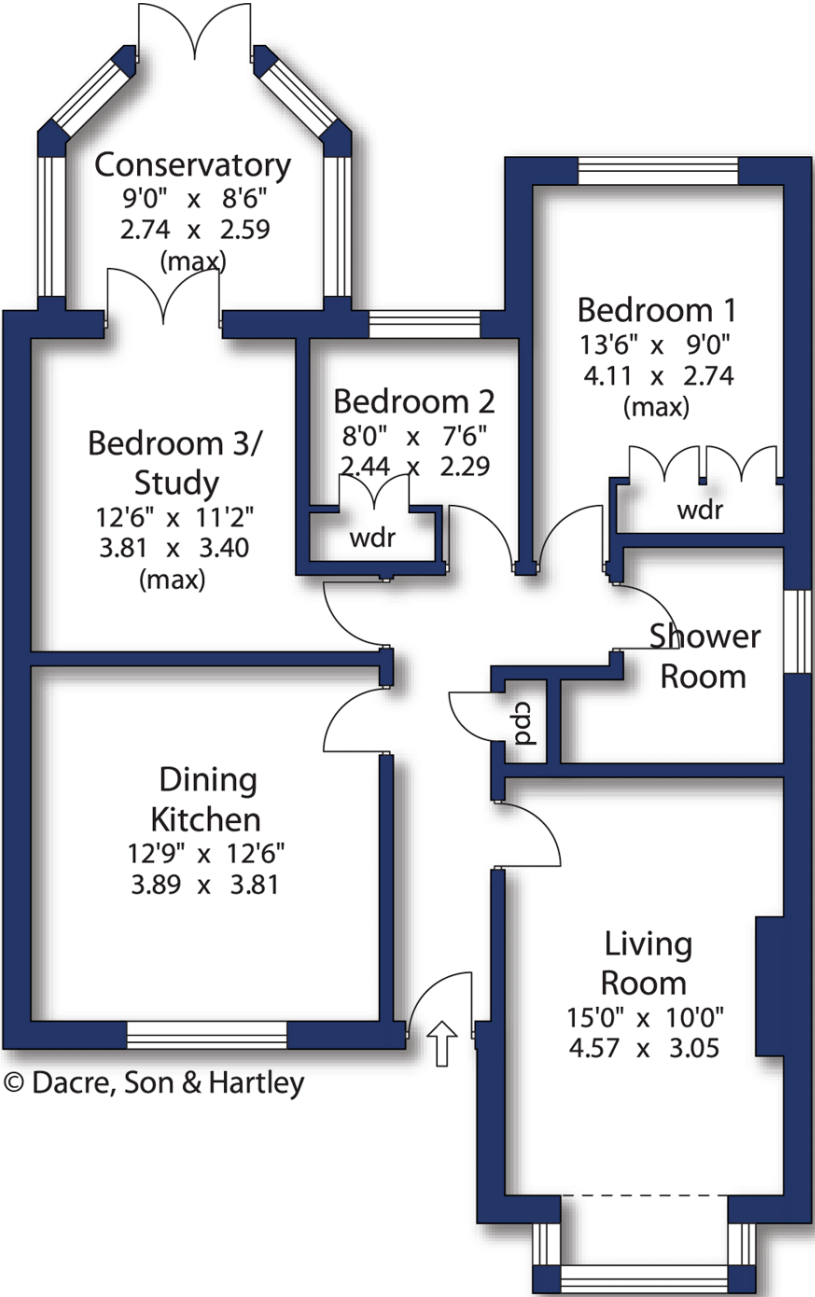
Externally to the front of the property there is a lawned garden with established plants to the border and a rockery to the side of the property. The fully enclosed rear garden is laid to lawn with an Indian stone patio providing the perfect space for relaxing or enjoying a barbecue. The property is completed by having off-street parking in front of the garage which has fitted light, power and electric up and over door.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

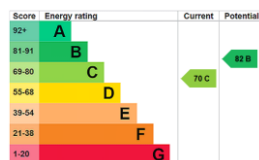
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