



37 Buckthorne Drive, East Ardsley, Wakefield, WF3 2DA

This internally spacious detached house is beautifully presented and tastefully decorated throughout. Situated in a sought-after semi-rural area and enjoying fabulous far-reaching views to the rear it would make an ideal family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 **Email:** morley@dacres.co.uk

dacres.co.uk   



37 Buckthorne Drive, East Ardsley, Wakefield, West Yorkshire, WF3 2DA

Offers Over: £350,000

General Remarks

Ideally located in a highly popular residential area, this three-bedroom detached property has been internally remodelled by the current owners to create an internally spacious family home which is certain to appeal to a wide variety of buyers. An early viewing is highly recommended to avoid disappointment.

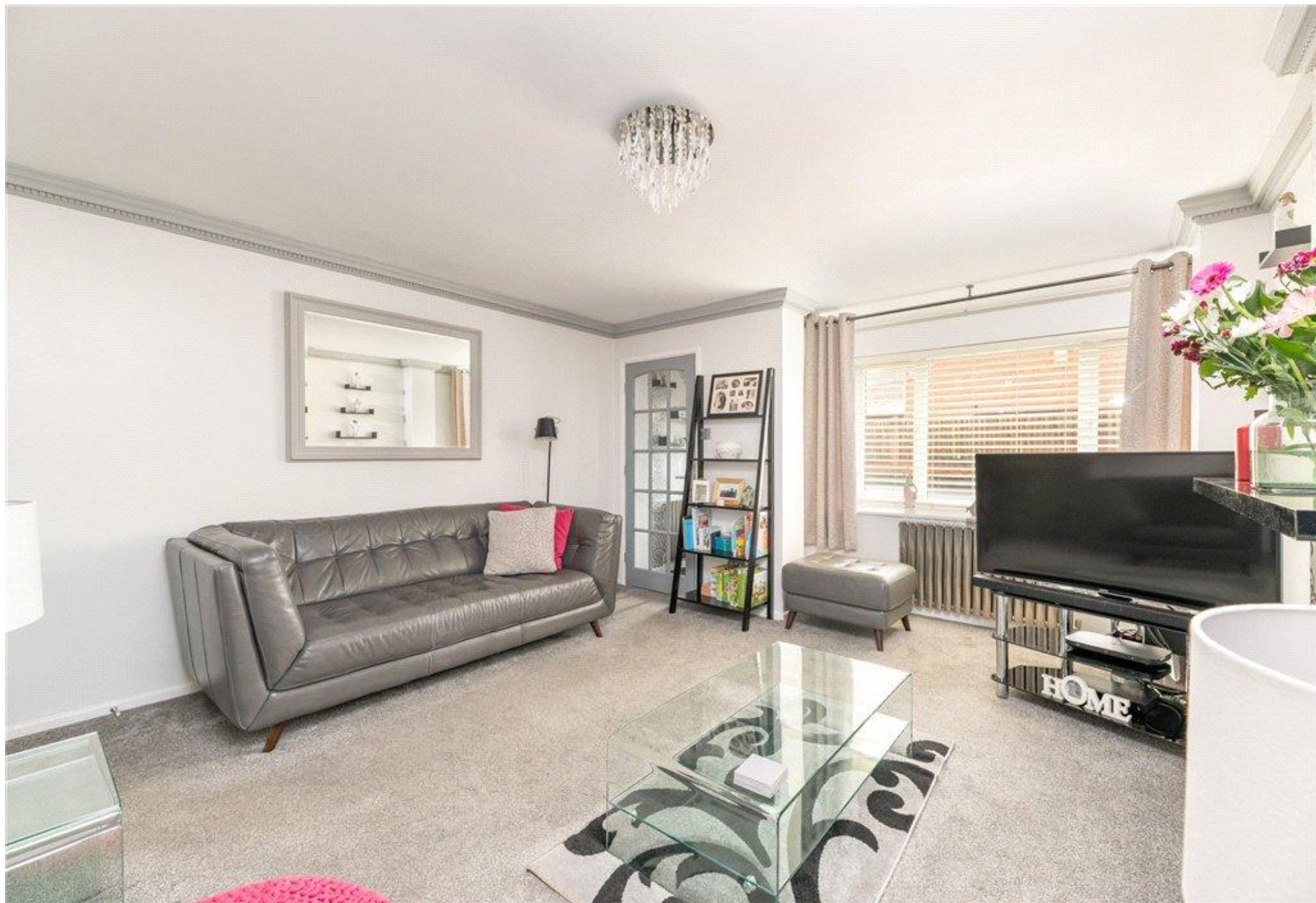
The ground floor accommodation comprises; - front entrance hall, living room with a feature bay window to the front, inner hallway with stairs rising to the first floor and a guest WC, spacious full width dining kitchen with underfloor heating.

The well-appointed kitchen has fitted wall and base units, granite worktops, Belfast sink and integrated appliances include;- induction hob, double oven, fridge, freezer, dishwasher and washing machine.



On the first floor there are three double bedrooms, two of which have fitted wardrobes including the spacious master bedroom which benefits from having an en-suite with underfloor heating, shower, WC and wash basin. The family bathroom also has underfloor heating and a modern, white three-piece suite comprising bath with centre taps, WC and wash basin. The landing has a useful storage cupboard and provides access to the part boarded loft which is complete with fitted light and retractable ladder.

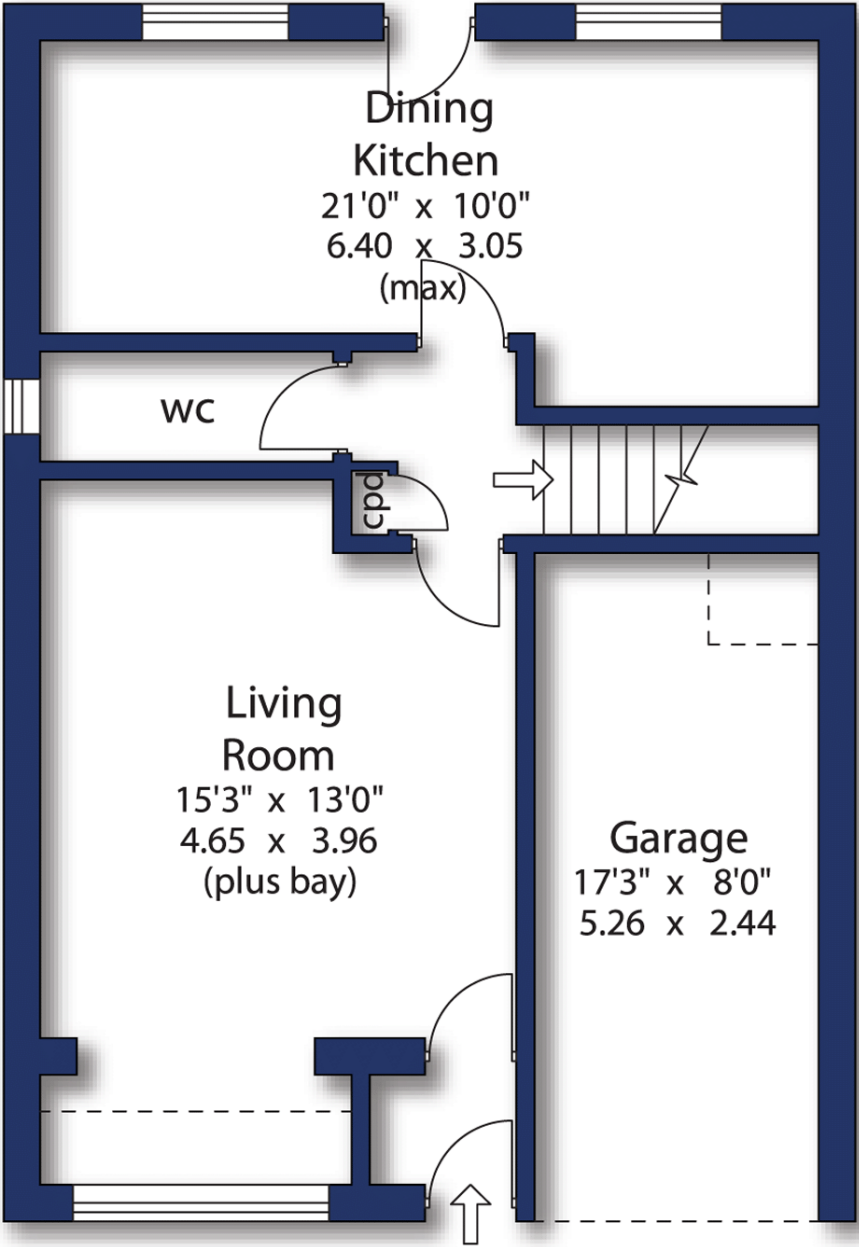
Externally, to the front of the property there is ample off-street parking on the double width, block paved driveway leading to the garage which has fitted light, power, water and is complete with an electric door. To the rear of the property there is an elevated seating area leading down to an artificial lawn and a secondary block paved seating area.



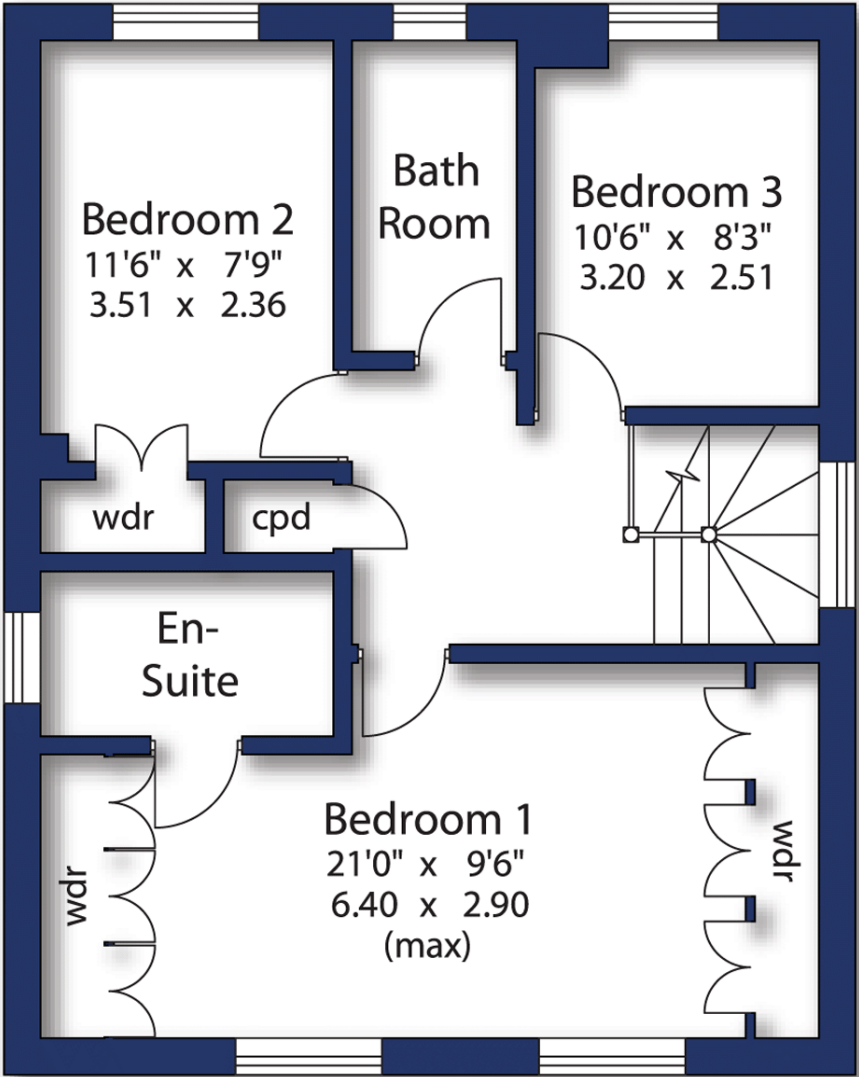




Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



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

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR260045

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

