



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

An impressive four-bedroom semi-detached family home, situated in a highly popular residential area with good local amenities, easy motorway access and excellent transport links. A viewing is highly recommended to fully appreciate everything this fabulous property has to offer.

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General Remarks

Offered for sale with NO ONWARD CHAIN, this four-bedroom property is beautifully presented and tastefully decorated throughout. Offering spacious and highly versatile living accommodation with a fabulous outdoor space it would make an ideal family home and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, two front facing bedrooms and a spacious dining area with open plan access to both the kitchen and living room which enjoys plenty of natural light through dual patio doors.

The well-appointed kitchen has fitted wall and base units, ample worktop space, integrated washing machine, dishwasher and included with the sale is the American style fridge freezer and the Flavel range style double oven with 8 ring hob and warming drawer.

On the first floor there are two double bedrooms, one of which has built in storage and nestled between the two bedrooms is the fully tiled bathroom which has a modern, three-piece suite comprising; - bath with shower over, WC and wash basin.

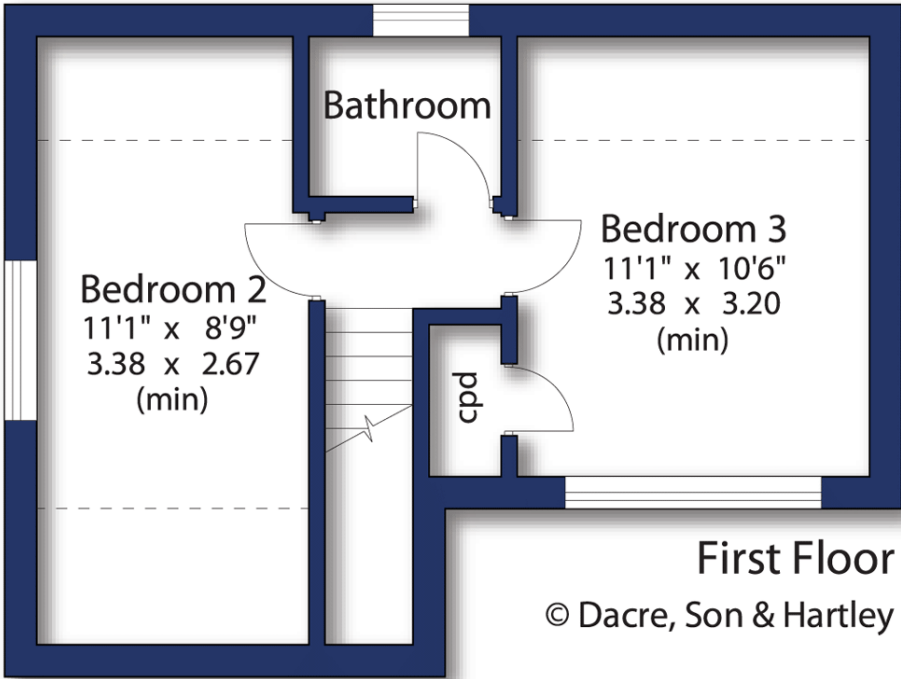
Externally, the rear garden is the perfect space for relaxing, entertaining or al-fresco dining, having a generous patio area leading to a raised lawn. To the front of the property there is a low maintenance garden, and the double width block paved driveway provides off-street parking leading to the garage which is complete with fitted light and power.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

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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ARRANGE A VIEWING

Call 0113 322 6333 or email
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