



44 Sunny Field, East Ardsley, Wakefield, WF3 2JR

Ideal for first-time buyers, this two-bedroom semi-detached property is ideally located in a highly sought after residential area. Beautifully presented and tastefully decorated throughout it is ready to move straight in to. A viewing is highly recommended to fully appreciate everything this fabulous property has to offer.

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44 Sunny Field, East Ardsley, Wakefield, West Yorkshire, WF3 2JR

Guide Price: £195,000

General Remarks

An excellent opportunity for a first-time buyer to get onto the property ladder, this stunning two-bedroom property is ready to move straight into. Having two double bedrooms, a fabulous family bathroom, front and rear gardens and off-street parking - a viewing is an absolute must.

The ground floor accommodation comprises; - front entrance hall with stairs rising to the first floor, spacious living room with a bay window overlooking the front garden and a feature wood burner ideal for cosy winter nights in, breakfast kitchen, guest WC and a useful understairs storage cupboard.

The breakfast kitchen is almost full width and has a good number of fitted wall and base units, ample worktops and included with the sale is a five-ring gas hob with oven below. Plumbing is in place for both a washing machine and dishwasher with easily enough space for a large fridge freezer.

To the first floor there two double bedrooms, the larger main bedroom overlooks the front garden. The fabulous family bathroom really does have the 'WOW' factor, being spacious it



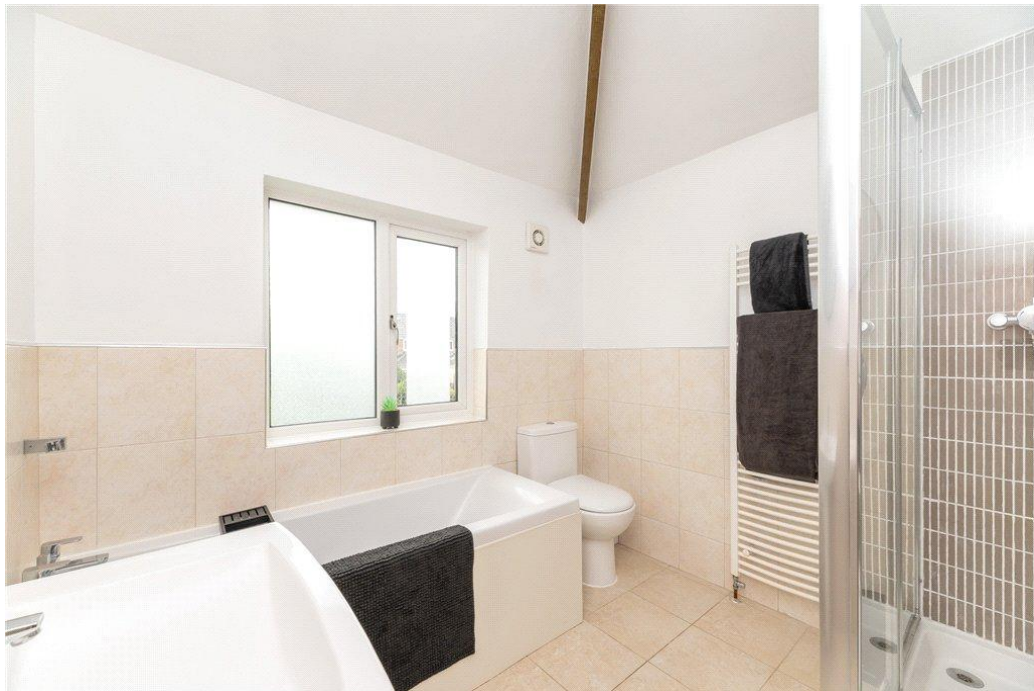
easily accommodates a four-piece suite comprising bath, shower cubicle, low flush WC and wash basin. The second bedroom provides access to the loft which is boarded and has fitted lighting and a retractable ladder and offers a useful additional storage space.

Externally both the front and rear garden are low maintenance, the front garden is laid to gravel and blue slate and provides off-street parking. The rear garden is fully enclosed having a garden shed, small patio area, larger decked area and artificial lawn it is ideal for relaxing enjoying a barbecue or letting children play in safety.

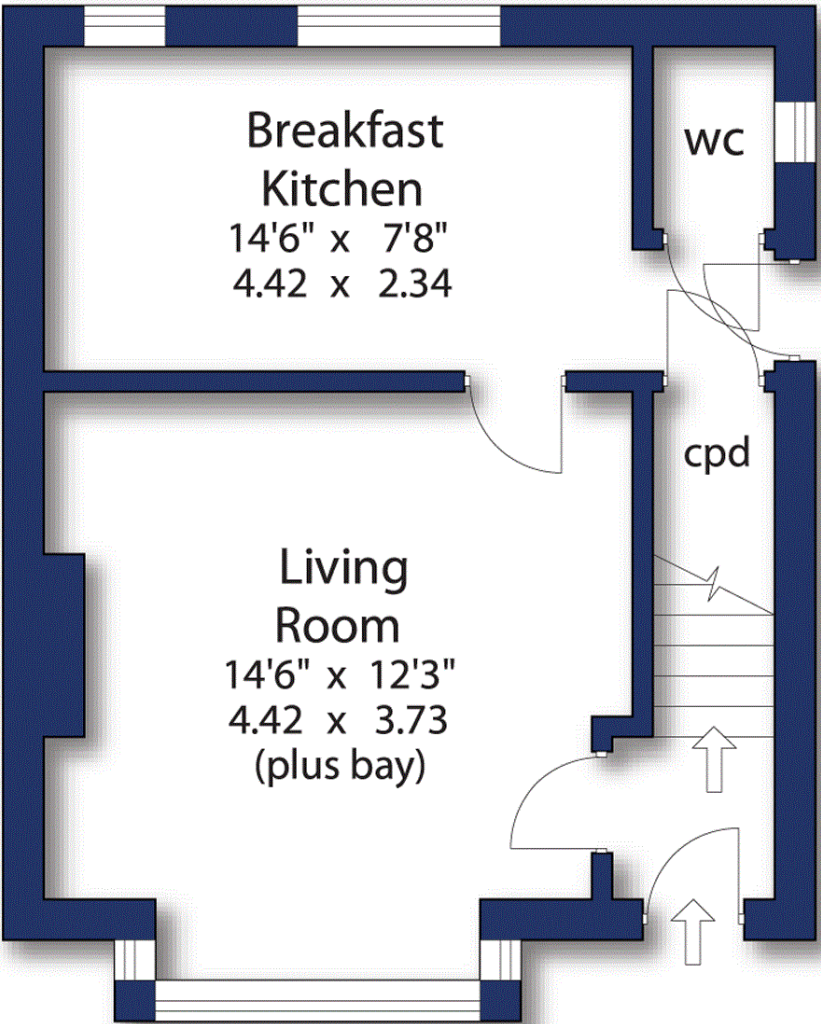
The property is ideally located for schools, shops and local amenities and is well placed for convenient motorway access making it ideal for commuting to Leeds, Wakefield and beyond.



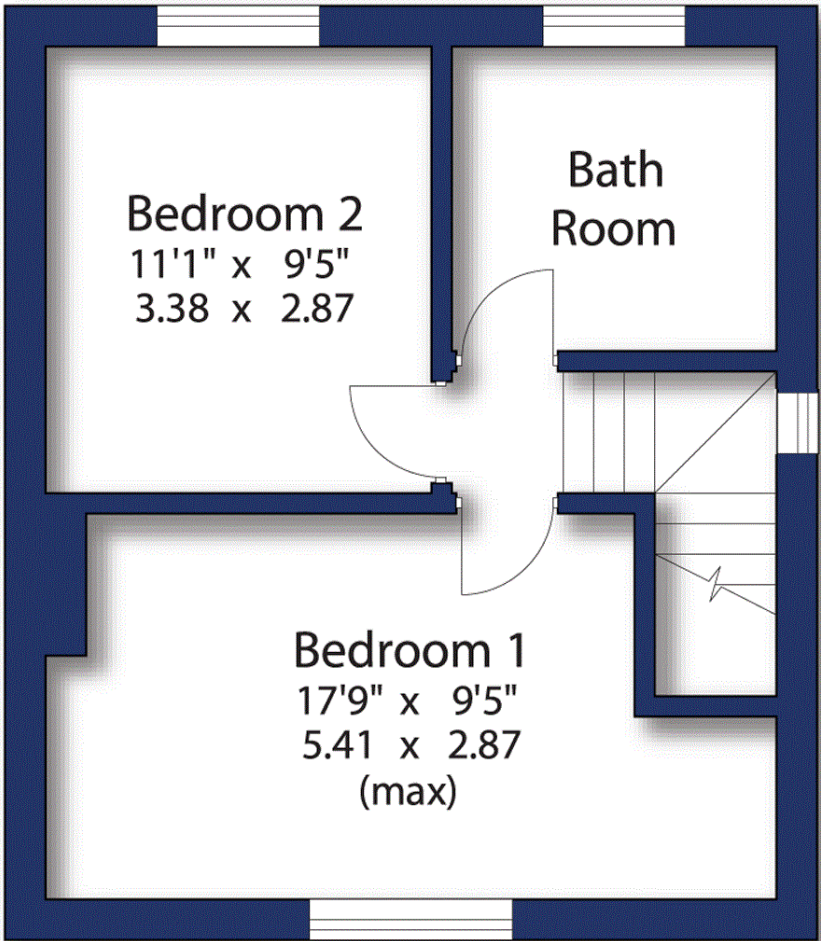




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Parking & Services

- Freehold
-
-

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	


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ARRANGE A VIEWING
 Call 0113 322 6333 or email
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