



47 Churchyard Drive, East Ardsley, Wakefield, WF3 2GJ

Built in 2024 and still under NHBC guarantee, this four-bedroom detached property has been extended and offers spacious living accommodation, having four bedrooms, one en-suite, a large dining kitchen and complemented by a fabulous outdoor space it would make an ideal family home. A viewing is essential to fully appreciate everything this fabulous family home has to offer.

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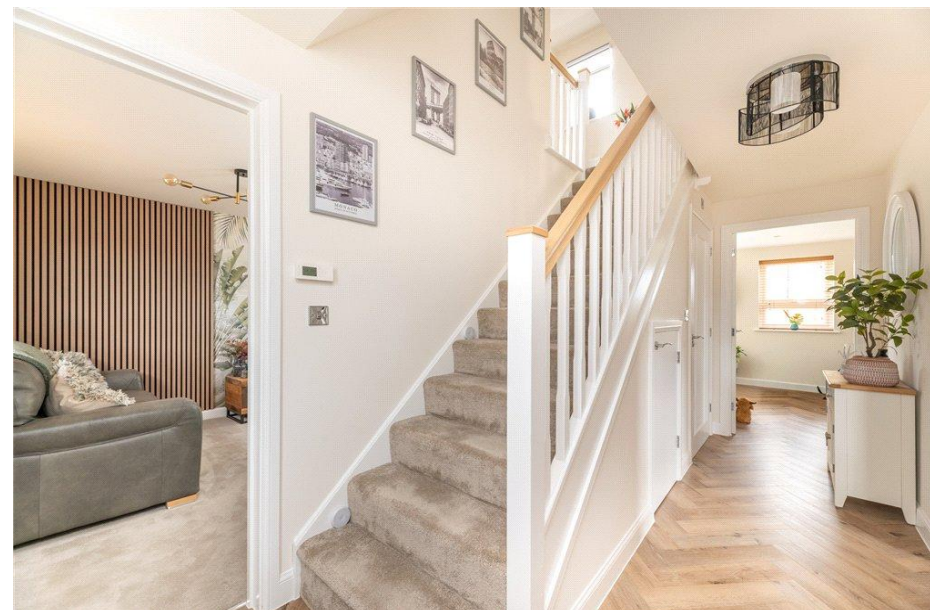
Asking Price: £475,000

General Remarks

Ideally situated in a recently built development and enjoying a high degree of privacy this fabulous, detached property has been significantly improved and extended by the current owners. Having easy access to the motorway network and within easy reach of good local schools and amenities it would make an ideal family home and an early viewing is highly recommended.

The ground floor accommodation comprises; - spacious front entrance hall with stairs rising to the first floor, understairs storage, guest WC, front facing snug and a larger living room with double doors opening to the family area, and a dining kitchen that has been extended to create a living space that is without doubt the heart of this impressive property.

The well-appointed dining kitchen has fitted wall and base units, ample worktop space and integrated appliances include fridge, freezer, dishwasher, washing machine, induction hob, oven and extractor fan

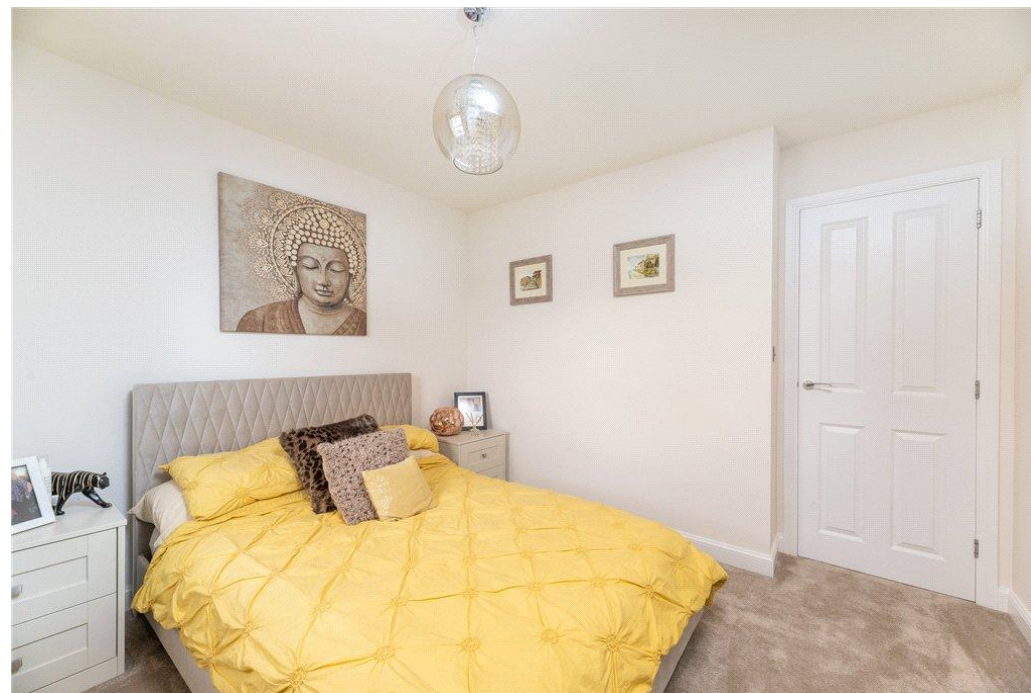
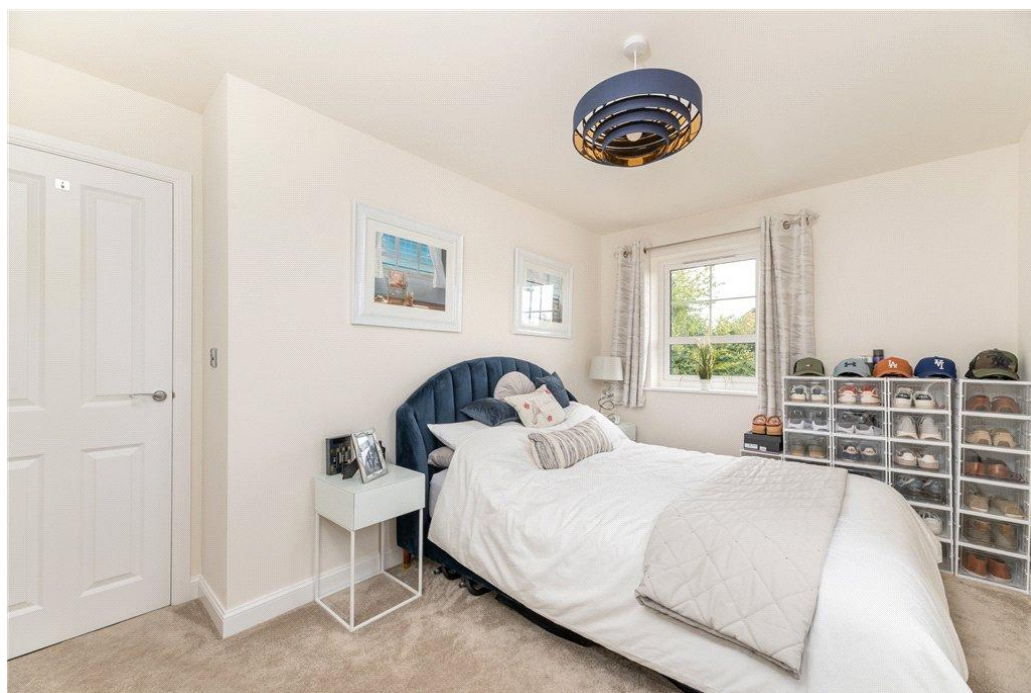


On the first floor there are four bedrooms, two of which have built in wardrobes and the master bedroom benefits from having an en-suite shower, WC and wash basin. The family bathroom has a modern three-piece suite, and the landing provides access to the loft which offers a useful additional storage space.

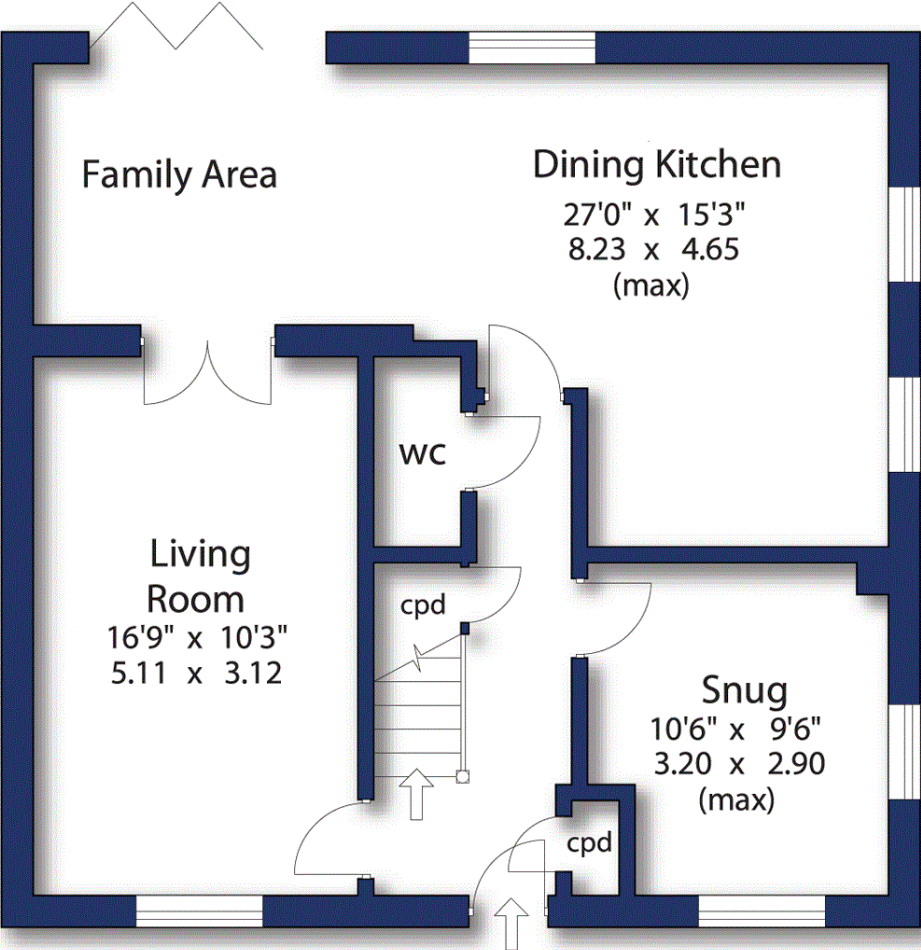
Externally, to the front and side of the property there are small lawned gardens with established plants and bushes to the borders, the driveway provides off-street parking and leads to the garage which has fitted light, power and an EV charger. The fully enclosed rear garden is a fabulous space for relaxing or entertaining and has been professionally landscaped with a porcelain tiled patio and a purpose-built bar.



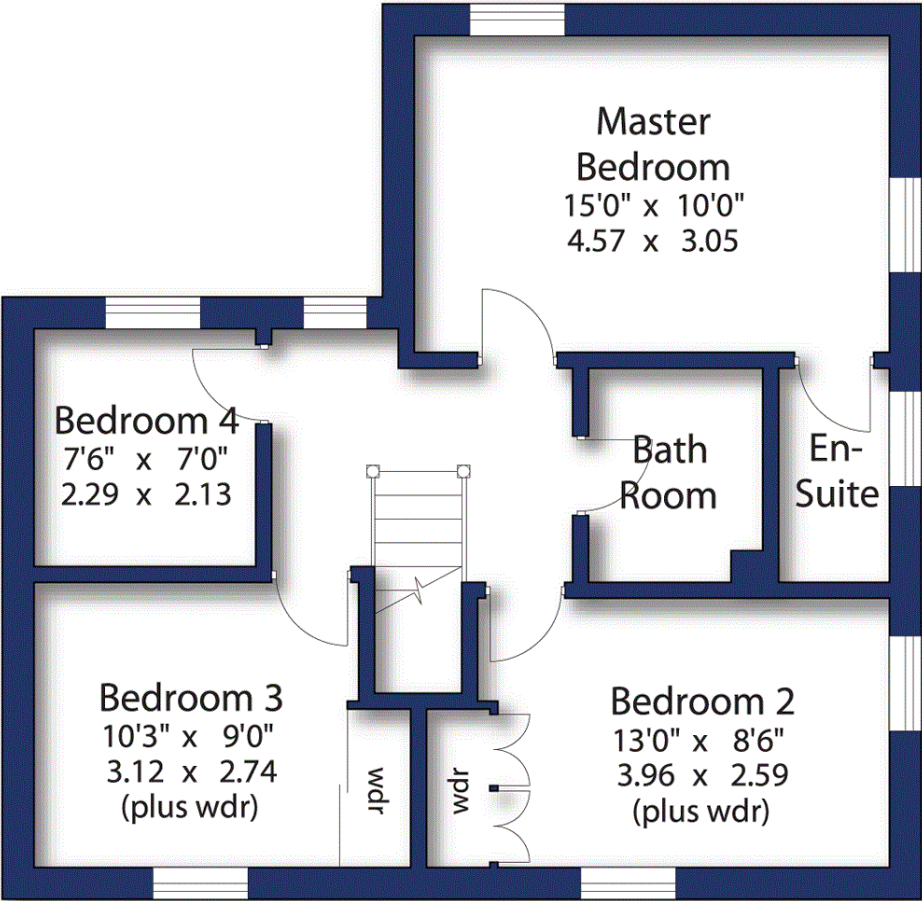




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

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

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