



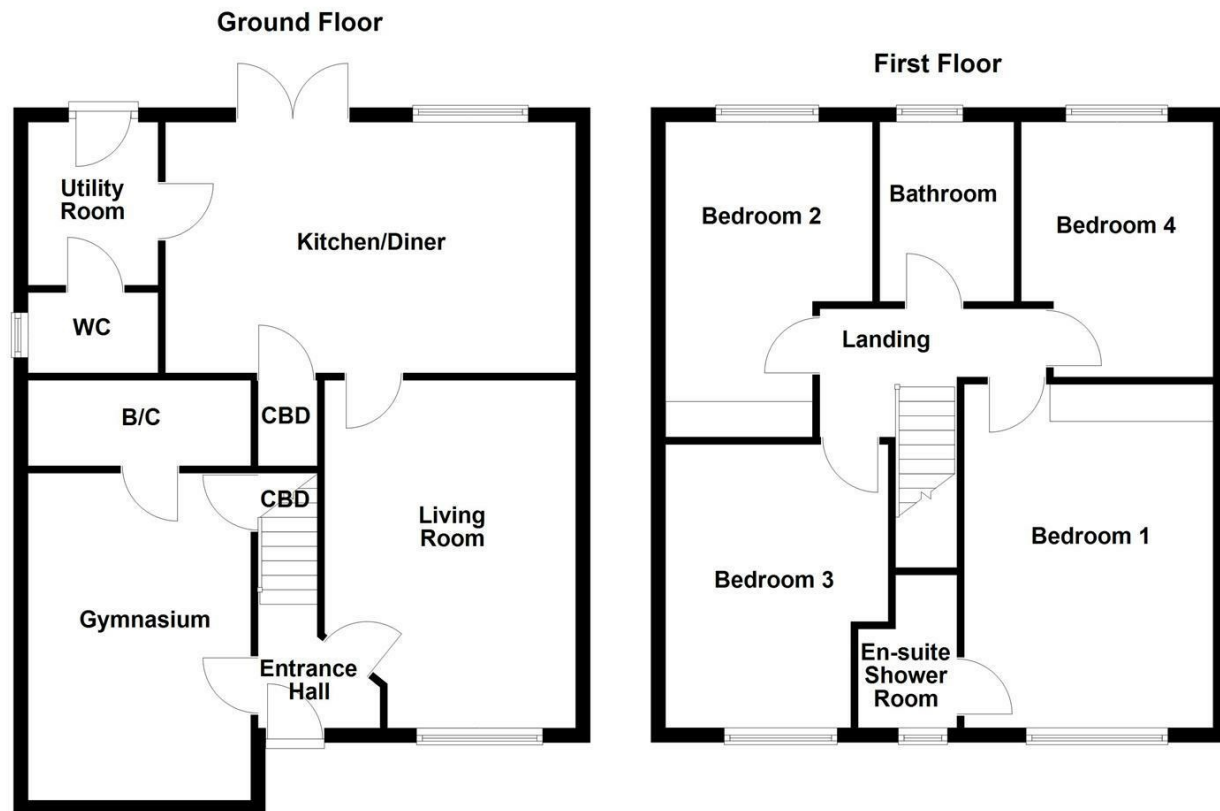
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5 Ardsley Falls Close, East Ardsley



## 5 Ardsley Falls Close, East Ardsley, Wakefield, WF3 2FB

For Sale Freehold £400,000

Enjoying a cul-de-sac location sits this four bedroom detached family home benefitting from a modern fitted kitchen/diner, spacious accommodation throughout, off road parking and an enclosed rear garden. This property is certainly not one to be missed.

The property briefly comprises of entry through a composite front entrance door into the entrance hall with access to the gymnasium, the living room and the first floor landing via the stairs. The living room leads into the kitchen/diner which has doors off to the utility room, a storage cupboard and French doors to the rear garden. Upstairs, to the first floor landing, there is access to four double bedrooms and the house bathroom. Bedroom one benefits from an en suite shower room whilst bedroom two benefits from fitted wardrobes. Outside, to the front, a double tarmac driveway offers ample off road parking alongside an attractive lawn. A timber gate to the left leads to a paved path accessing the rear, which features a paved patio, lawn, and composite decked area ideal for outdoor dining. The fully enclosed garden also has space for a timber shed.

The property is within walking distance to the local amenities and schools located within East Ardsley. There is great access to the M1 and M62 motorway links which are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

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and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing. Doors into the living room and the gymnasium.

### GYMNASIUM

90" x 149" [2.76m x 4.52m]  
Spotlights, extractor fan, central heating radiator. Door into the boiler cupboard/ store room.

### LIVING ROOM

114" x 159" [3.46m x 4.82m]  
UPVC double glazed window to the front, central heating radiator, electric fire. Door into the kitchen/diner.



### KITCHEN/DINER

115" x 187" [3.50m x 5.68m]  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, two central heating radiators, A range of wall and base units with chrome worksurface over and upstanding above, 1 1/2 stainless steel sink and drainer into the worksurface with mixer tap over, integrated oven and grill with separate microwave oven above, five ring gas hob with glass splashback and a cooker hood above, breakfast bar. Integrated fridge, integrated freezer, integrated dishwasher. Doors into the utility room and a storage cupboard.



### UTILITY ROOM

511" x 74" [1.81m x 2.26m]  
UPVC double glazed door to the rear garden, central heating radiator. A range of wall and base units with chrome worksurface and upstanding above, 1 1/2 sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a tumble dryer. Door into the downstairs W.C..

### DOWNSTAIRS W.C.

39" x 511" [1.16m x 1.82m]  
Frosted UPVC double glazed window to the side, central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

### FIRST FLOOR LANDING

Central heating radiator. Doors to four bedrooms and the house bathroom.

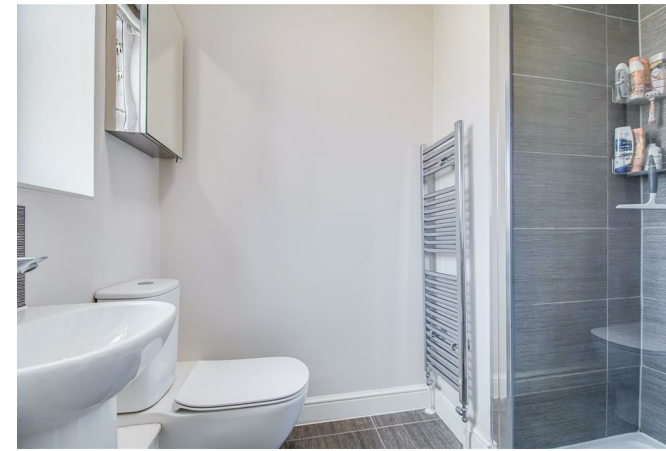
### BEDROOM ONE

158" x 113" [4.79m x 3.43m]  
UPVC double glazed window to the front, central heating radiator, fitted double wardrobe with mirrored glass sliding door. Door to the en suite shower room.



### EN SUITE SHOWER ROOM

45" x 46" [min] x 72" [max] [1.37m x 1.39m [min] x 2.19m [max]]  
Frosted UPVC double glazed window to the front, chrome ladder style radiator, extractor fan. Comprising of a three piece suite with an enclosed shower cubicle and a shower head attachment, pedestal wash basin with mixer tap and tiled splashback, low flush W.C..



### BEDROOM TWO

122" x 68" [min] x 94" [max] [3.73m x 2.04m [min] x 2.86m [max] ]  
UPVC double glazed window to the rear, central heating radiator, loft access, mirrored sliding doors to the double fitted wardrobes.



### BEDROOM THREE

129" x 84" [min] x 100" [max] [3.89m x 2.56m [min] x 3.07m [max] ]  
UPVC double glazed window to the front, central heating radiator.

### BEDROOM FOUR

116" x 72" [min] x 88" [max] [3.52m x 2.20m [min] x 2.65m [max] ]  
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM

80" x 60" [2.44m x 1.84m]  
Frosted UPVC double glazed window to the rear, chrome ladder style radiator, extractor fan. Comprising of a three piece suite with a low flush W.C., pedestal wash basin with mixer tap, panelled bath with shower screen and mixer shower over the bath.



### OUTSIDE

To the front of the property there is a double tarmac driveway providing ample off road parking, with an attractive lawned garden to the side. Down the left hand side of the property a timber gate provides access to a paved pathway leading down to the rear garden. To the rear of the property there is a paved patio area, an attractive lawned garden and a composite decked patio area, perfect for outdoor dining and entertaining purposes. The garden is fully enclosed by timber fencing and has space for a timber shed.



### COUNCIL TAX BAND

The council tax band for this property is E.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.