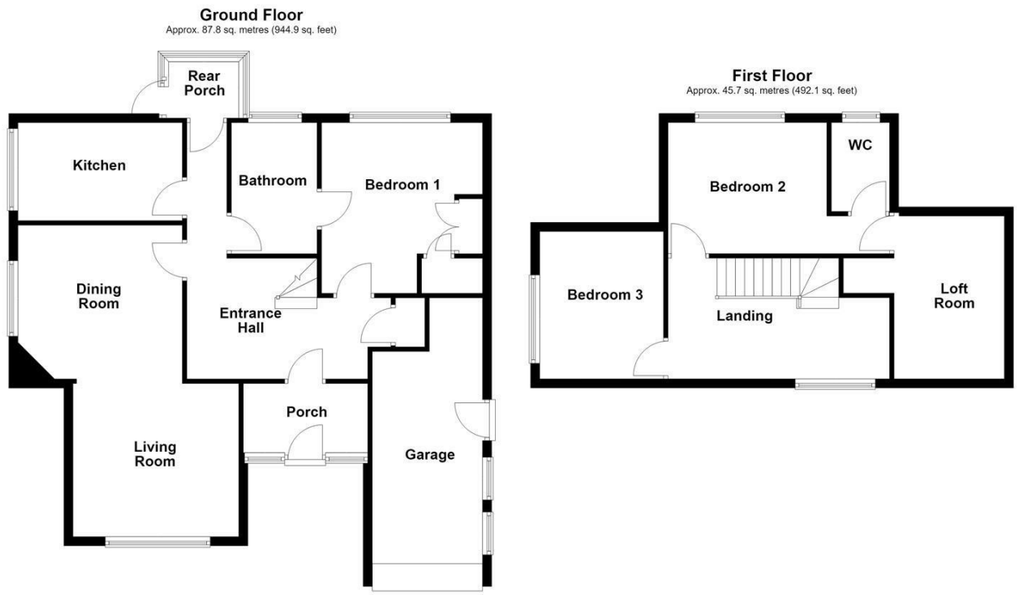


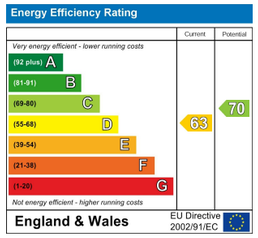
Total area: approx. 133.5 sq. metres (1437.1 sq. feet)

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
Ossett & Horbury offices 01924 266555
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



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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



12 High Woodlands, East Ardsley, Wakefield, WF3 2JH

For Sale Freehold £425,000

A superb opportunity to purchase this spacious and individually designed three bedroom detached family home, occupying a generous corner plot within the sought after area of East Ardsley. Offering versatile accommodation arranged over two floors, the property benefits from three double bedrooms, generous reception space, two garages and ample off road parking.

The property is approached via a substantial paved driveway with steps leading to the entrance hall, which features an impressive double height ceiling with a galleried landing above. From here, access is provided to the spacious living room, separate dining room and kitchen breakfast room, which is fitted with a range of integrated appliances. Also located on the ground floor is the principal bedroom, which benefits from a built in storage cupboard and access to a four piece Jack and Jill bathroom, completing the ground floor accommodation. To the first floor, the galleried landing provides access to two further double bedrooms. Bedroom two benefits from its own en suite WC and access to a substantial boarded loft room, providing excellent additional storage. Externally, the property occupies a generous corner plot with lawned gardens to the front and side, together with established planted borders and ample off road parking. Further benefits include an integral garage, a detached garage to the rear and a low maintenance tiered rear garden with paved seating areas and decorative gravelled borders, all fully enclosed by walling and timber fencing.

Situated within the popular East Ardsley area, the property is ideally placed for access to both the M1 and M62 motorway networks, making it particularly convenient for commuters. Regular bus services also provide connections to both Wakefield and Leeds city centres.

offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate the generous plot, versatile accommodation and excellent parking and garaging this attractive family home has to offer.



ACCOMMODATION

ENTRANCE PORCH
UPVC double glazed front entrance door leading into the porch. Fully tiled flooring, two frosted UPVC double glazed windows to the front aspect and further UPVC double glazed door leading into the entrance hall.

ENTRANCE HALL
9'2" x 14'11" (2.81m x 4.56m)
Laminate flooring, central heating radiator and impressive vaulted ceiling height with galleried landing above. Doors provide access to the living room, dining room, kitchen, four piece house bathroom, bedroom one, built-in cloakroom cupboard and rear porch. There is also a UPVC double glazed window overlooking the front elevation.

LIVING ROOM
11'1" x 12'0" (3.38m x 3.66m)
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator and laminate flooring. Feature gas fire set on a marble hearth with matching interior and decorative wooden surround. Feature archway leading through to the dining room.



DINING ROOM
11'10" x 10'11" (3.61m x 3.35m)
Laminate flooring, coving to the ceiling, UPVC double glazed window to the side aspect and central heating radiator.



KITCHEN
11'10" x 7'1" (3.61m x 2.17m)
Fitted with a range of wall and base units with laminate work surfaces over, matching upstands and tiled splashbacks. Space for a freestanding oven and grill, stainless steel sink and drainer with swan neck mixer tap, central heating radiator and fully tiled flooring. Breakfast bar, integrated fridge, integrated washing machine, LED under cabinet lighting and UPVC double glazed window overlooking the side aspect.

BATHROOM/W.C.
6'2" x 9'4" (1.90m x 2.86m)
Fitted with a modern four piece suite comprising panelled bath with separate taps, wash basin with separate taps set within a laminate work surface with vanity storage below, low flush W.C. with concealed cistern and enclosed shower cubicle with frosted glazed door and mixer shower. Fully tiled walls and flooring, white ladder style radiator, vanity mirror with integrated spotlights and shaver socket, wall mounted extractor fan and frosted UPVC double glazed window to the rear aspect. A further door provides direct access to bedroom one, creating a Jack and Jill arrangement.



BEDROOM ONE
11'7" x 12'5" (3.55m x 3.80m)
Fitted bedside drawers and a range of fitted wardrobes providing extensive storage. UPVC double glazed window overlooking the rear aspect and central heating radiator.



FIRST FLOOR LANDING
Doors provide access to two bedrooms.

BEDROOM TWO
9'6" x 15'10" (2.92m x 4.85m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and two doors providing access to an en suite W.C. and large boarded loft room.



EN SUITE W.C.
6'5" x 4'0" (1.96m x 1.23m)
Low flush W.C. and wash basin with separate taps set within a tiled work surface with tiled splashback and vanity storage below. White ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
8'11" x 10'11" (2.73m x 3.35m)
UPVC double glazed window overlooking the side elevation and central heating radiator.



LOFT ROOM
8'7" x 12'11" (2.63m x 3.95m)
Boarded loft room with power and lighting, providing useful additional storage space.

OUTSIDE
To the front is an attractive lawned garden with planted borders, together with a large L-shaped paved driveway which wraps around the lawn. The garden continues around the side, taking advantage of the property's corner plot position, with planted borders and brick walling extending towards the rear. To the side of the property is a concrete driveway providing off road parking for two vehicles and leading to the detached garage. A cast iron gate provides access to the rear, where there is a paved area outside the rear porch, currently utilised for bin storage, together with an external water connection positioned to the side of the detached garage. The rear garden is designed for low maintenance and incorporates two tiered paved patio areas with pebbled borders and planted features. A cast iron gate provides access along a paved pathway with further low maintenance pebbled edging leading back towards the front.



DETACHED GARAGE
10'4" x 18'9" (3.16m x 5.73m)
Located to the side of the property and accessed from the driveway. UPVC double glazed door and window to the side aspect, combination condensing boiler, power and lighting.

INTEGRAL GARAGE
8'2" x 18'4" (2.50m x 5.60m)
Manual up and over door, UPVC double glazed side access door, two frosted UPVC double glazed windows to the side aspect, power and lighting.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

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

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