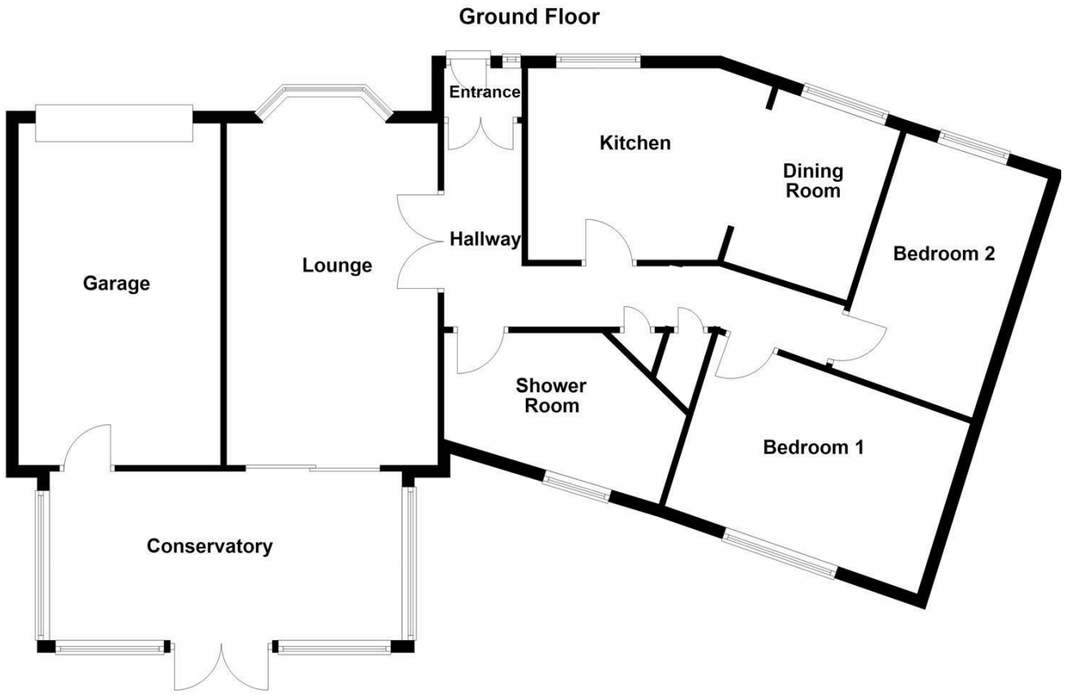
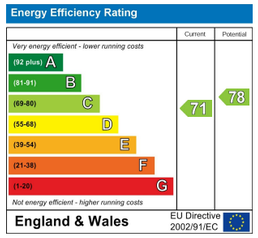




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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



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

For Sale Freehold £325,000

Occupying a generous corner plot is this deceptively spacious and well presented two bedroom detached bungalow, offering flexible accommodation together with attractive low maintenance gardens, ample off road parking and a garage.

The accommodation briefly comprises a welcoming entrance hall, inner hallway, fitted kitchen, separate dining room, spacious living room and a large conservatory with access to the garage. There are two well proportioned double bedrooms together with a contemporary shower room/WC. Externally, the property enjoys attractive low maintenance gardens incorporating Indian stone paving, decorative gravel, established planting and a small artificial lawned area. A resin driveway to the side provides off road parking and leads to the garage, which benefits from an electrically operated door. A further low maintenance garden features artificial lawn and an Indian stone terrace patio, creating an ideal space for outdoor dining and relaxation.

Situated within a popular residential area, the property is conveniently positioned for a range of local amenities including shops, schools and regular bus services, whilst excellent access to the motorway network makes it particularly convenient for those travelling further afield.

Offered for sale with no onward chain and vacant possession, this attractive bungalow would make an ideal purchase for couples or those looking to downsize. An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

ENTRANCE VESTIBULE
Entrance door leading into the vestibule, with central heating radiator, fully tiled walls and flooring and coving to the ceiling. Double doors provide access into the main hallway.

ENTRANCE HALL
Laminate flooring, central heating radiator, loft access with drop-down ladder and doors providing access to two storage cupboards, the kitchen diner, two bedrooms, bathroom and lounge.

LOUNGE
20'11" x 11'6" (6.40m x 3.51m)
Spacious reception room with walk-in bay window incorporating UPVC double glazing to the front elevation, central heating radiator, coving to the ceiling and feature gas fire with attractive stone surround. Aluminium framed double glazed sliding doors provide access into the conservatory.



CONSERVATORY
18'11" x 9'0" (5.77m x 2.76m)
Generously sized conservatory with UPVC double glazed windows set on a built base and French doors opening onto the rear garden. A further door provides access into the garage.



KITCHEN
12'11" x 10'6" (3.94m x 3.21m)
Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Four ring Bosch gas hob with stainless steel extractor hood above, integrated oven and grill, drawer and cupboard storage and space for a fridge freezer. Fully tiled walls, UPVC double glazed window overlooking the front elevation, coving to the ceiling and recessed spotlights. Open access leads through into the dining area.

BEDROOM ONE
12'0" x 10'4" (3.68m x 3.16m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Bespoke fitted wardrobes, fitted chest of drawers positioned either side of the bed space and a fitted dressing table.



BEDROOM TWO
11'10" x 10'5" (3.61m x 3.20m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and fitted wardrobes to one wall.



DINING ROOM
8'3" x 7'5" (2.53m x 2.27m)
Central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the front elevation.



SHOWER ROOM/W.C.
9'4" x 9'1" (2.87m x 2.77m)
Fitted with a modern suite comprising low flush W.C., wash basin set within fitted vanity cupboards with Corian style work surface over and a generous double shower enclosure with mixer shower and separate shower attachment. Fully tiled walls, frosted UPVC double glazed window overlooking the rear elevation, heated towel radiator and recessed spotlights to the ceiling.



GARAGE
19'2" x 10'7" (5.86m x 3.23m)
Integral garage with electrically operated door, space for a tumble dryer and housing the central heating boiler.

OUTSIDE
To the front is an attractive low maintenance slate garden with planted shrub borders and a small artificial lawned area. A resin driveway to the side provides off road parking and leads to the garage. To the rear is an enclosed low maintenance garden with artificial lawn and an Indian stone paved terrace, ideal for outdoor dining and entertaining. There is also a timber framed garden shed positioned to the side.



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.