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30 Woodlands Drive, East Ardsley, WF3 2JQ

For Sale Freehold £400,000

Finished to a lovely standard, a well presented four bedroomed detached family home with en suites to two bedrooms, all situated in this popular residential area with easy access to the local facilities.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractively presented family home is approached via a welcoming reception hall that has a guest cloakroom off to the side. The main living room is of good proportions with a feature fireplace and a square bay window to the front, whilst spanning the rear of the house is a dining kitchen with integrated cooking facilities and double French doors that lead through into a large conservatory overlooking the back garden. On the first floor the principal bedroom has an en suite shower room, as does the second double bedroom, with the two further bedrooms being served by the family bathroom. Outside, the property has driveway parking leading up to an integral garage and a further block paved parking area to the front of the house. To the side there is an enclosed additional block paved area, ideal for storage or further vehicles, if required. The main gardens lie to rear of the house and are laid mainly to lawn with a good sized paved patio sitting area in addition.

The property is situated in this popular residential area within easy reach of the broad range of shops, schools and recreational facilities offered by East Ardsley. A broader range of amenities area available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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,

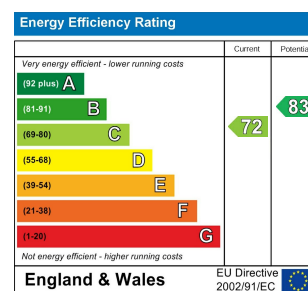
Pontefract & Castleford office 01977 798844

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.



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ACCOMMODATION

RECEPTION HALL

Composite front entrance door, central heating radiator, useful cloaks cupboard, dado panelling and stairs to the first floor.

GUEST W.C.

5'6" x 2'11" [1.7m x 0.9m]
Attractively decorated and fitted with a two piece white and chrome suite comprising pedestal wash basin and low suite w.c. Frosted window to the front, central heating radiator and extractor fan.

LIVING ROOM

13'1" x 11'5" [4.0m x 3.5m]
Square bay window to the front, additional window to the side, two double central heating radiators and a feature fireplace with marbled surround and hearth housing an electric fire.



DINING KITCHEN

18'0" x 12'1" [max] [5.5m x 3.7m [max]]
Range of white fronted wall and base units with laminate work surface and tiled splash backs. Inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, built in Zanussi oven and grill, space for a tall fridge/freezer, space and plumbing for a washing machine and space for a tumble dryer. Useful understairs cupboard, central heating radiator and double doors leading through to the conservatory.



CONSERVATORY

16'4" x 9'6" [5.0m x 2.9m]
Taking full advantage of the views over the back garden and French doors to the side.



FIRST FLOOR LANDING

Providing access to all four bedrooms and the family bathroom.

BEDROOM ONE

11'1" x 10'5" [min] [3.4m x 3.2m [min]]
Fitted with a broad range of wardrobes with matching cupboards and drawers. Part panelled wall, central heating radiator and window to the front.



EN SUITE/W.C.

5'6" x 5'2" [1.7m x 1.6m]
Fitted with a three piece white and chrome suite comprising corner shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Frosted window to the side, chrome ladder style heated towel rail, extractor fan, tiled walls and floor.



BEDROOM TWO

12'1" x 8'2" [3.7m x 2.5m]
Window to the front and central heating radiator.



EN SUITE/W.C.

8'2" x 5'6" [2.5m x 1.7m]
Fitted with a three piece suite comprising shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Frosted window to the rear, tiled walls, central heating radiator and extractor fan.

BEDROOM THREE

9'2" x 11'1" [2.8m x 3.4m]
Window overlooking the back garden, central heating radiator, loft access point with fold down ladder and a good range of fitted furniture with two sets of wardrobes and matching drawer units.

BEDROOM FOUR

8'2" x 6'6" [2.5m x 2.0m]
Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

6'6" x 6'6" [2.0m x 2.0m]
Fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Tiled walls, central heating radiator, frosted window to the rear and extractor fan.



OUTSIDE

To the front the property is approached via a tarmac driveway which provides an off street parking space and leads up to the integral garage. Immediately in front the house there is a further broad parking area, block paved for convenience with sleeper beds providing an attractive feature. To the side of the house there is a further enclosed area, ideal for additional parking or storage. The principal gardens lie to the rear of the house where there is a good sized lawn, together with paved patio sitting areas and well stocked beds.



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.

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.