



**St. Michaels Drive, East Ardsley Wakefield WF3 2GA**

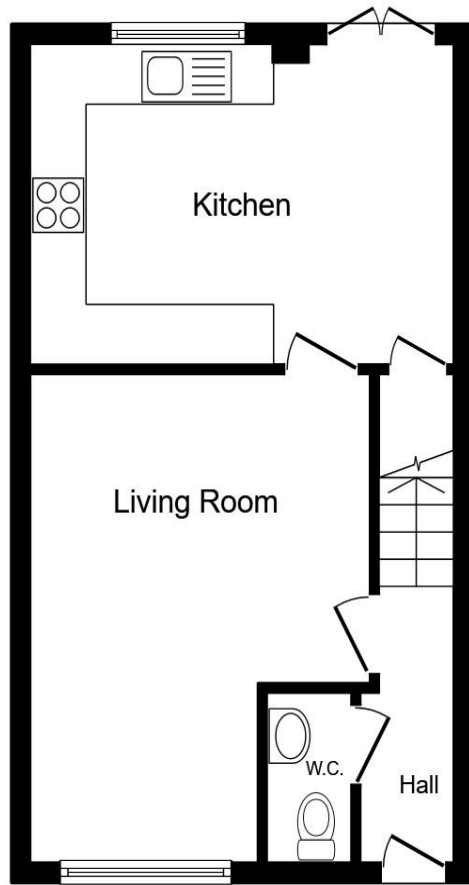


**welcome to**

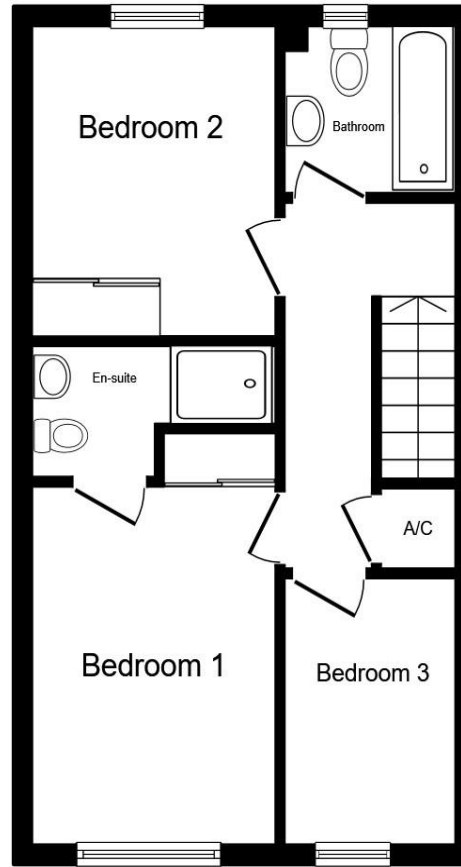
**St. Michaels Drive, East Ardsley Wakefield**

Guide price £270,000-£280,000 Positioned on a highly sought-after modern development in East Ardsley, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living throughout and is ready to move straight into.





**Ground Floor**



**First Floor**

**Lounge**

11' 1" max x 16' max ( 3.38m max x 4.88m max )

**Kitchen**

10' 1" max x 14' max ( 3.07m max x 4.27m max )

**Bedroom 1**

11' 1" max x 8' 1" max ( 3.38m max x 2.46m max )

**Bedroom 2**

8' 1" max x 10' max ( 2.46m max x 3.05m max )

**Bdroom 3**

6' max x 8' 1" max ( 1.83m max x 2.46m max )

Total floor area 74.9 m<sup>2</sup> (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## St. Michaels Drive, East Ardsley Wakefield

- Sought-after modern development
- En-suite to master bedroom
- Off-road parking for two cars
- Enclosed, family-friendly rear garden
- Excellent commuter links to Leeds & Wakefield

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128276](https://www.williamhbrown.co.uk/Property/WAK128276)



Property Ref:  
WAK128276 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 381381**



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**williamhbrown.co.uk**