



**Paddock Rise, East Ardsley Wakefield WF3 2GF**

**welcome to**

## **Paddock Rise, East Ardsley Wakefield**

MODERN and WELL PRESENTED THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom and HOUSE BATHROOM, DRIVEWAY and GARDENS to both front and rear. Please Note: There is a managed freehold fee of £104.26 per year for the green space.

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### **Entrance Porch**

Composite door to the front, gas central heating radiator.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator.

### **Living Room**

uPVC double glazed window to the front, gas central heating radiator.

### **Kitchen**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for washing machine and fridge freezer, storage cupboard housing the tumble dryer, gas central heating radiator, uPVC double glazed window to the rear, uPVC double glazed patio doors leading out to the rear garden.

### **First Floor Landing**

Loft access, storage cupboard, gas central heating radiator.

### **Bedroom One**

uPVC double glazed window to the front with fitted blinds, gas central heating radiator, access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, gas central heating radiator.

### **Bedroom Two**

uPVC double glazed window to the rear with fitted blinds, gas central heating radiator.

### **Bedroom Three**

uPVC double glazed window to the front with fitted blinds, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, gas central heating radiator.

### **Exterior**

Lawned garden to the front, driveway to the side with a fitted EV charger and to the rear is an enclosed spacious lawned garden with patio area, perfect space for the family to enjoy.





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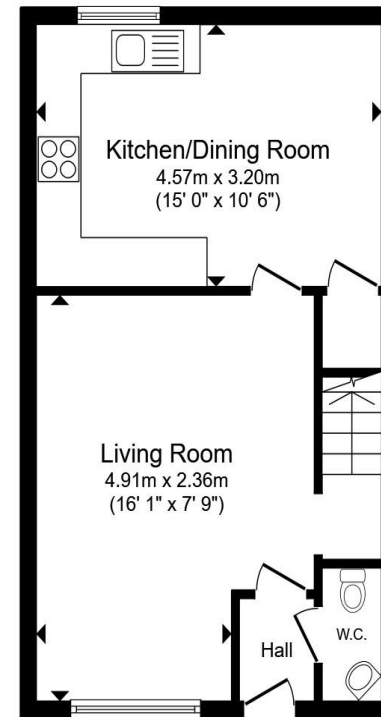
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## Paddock Rise, East Ardsley Wakefield

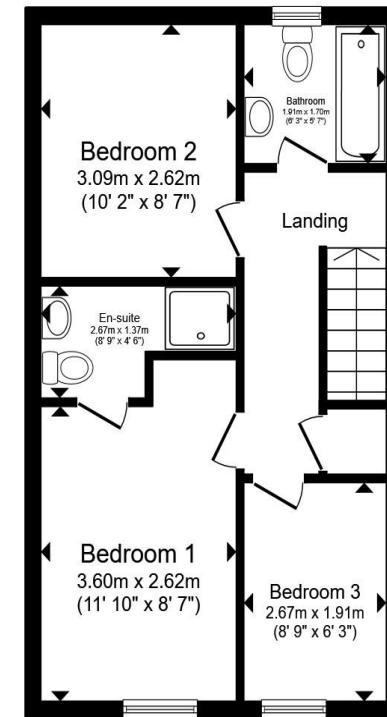
- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Downstairs WC & Ensuite to master
- Kitchen/diner
- Enclosed lawned garden

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

**£260,000**



**Ground Floor**



**First Floor**

Total floor area 76.5 m<sup>2</sup> (823 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)



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Property Ref:  
MLY111769 - 0003

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