



Knoll Park, East Ardsley Wakefield WF3 2AX

welcome to

Knoll Park, East Ardsley Wakefield

TWO BEDROOM SEMI DETACHED TRUE BUNGALOW, DRIVEWAY and SPACIOUS LAWNED GARDEN with THREE SHEDS suitable for storage, LIVING ROOM, WRAP AROUND KITCHEN/DINER with patio doors leading out to the garden, TWO BEDROOMS, HOUSE BATHROOM.

Living Room

Gas central heating radiator, open access into the kitchen area.

Kitchen/Diner

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

Bedroom One

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

Bedroom Two

uPVC double glazed windows to the front and side, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the side.

Exterior

Driveway to the side, lawned area to the front and to the rear is a good sized lawned garden with paved area and 3 garden sheds.





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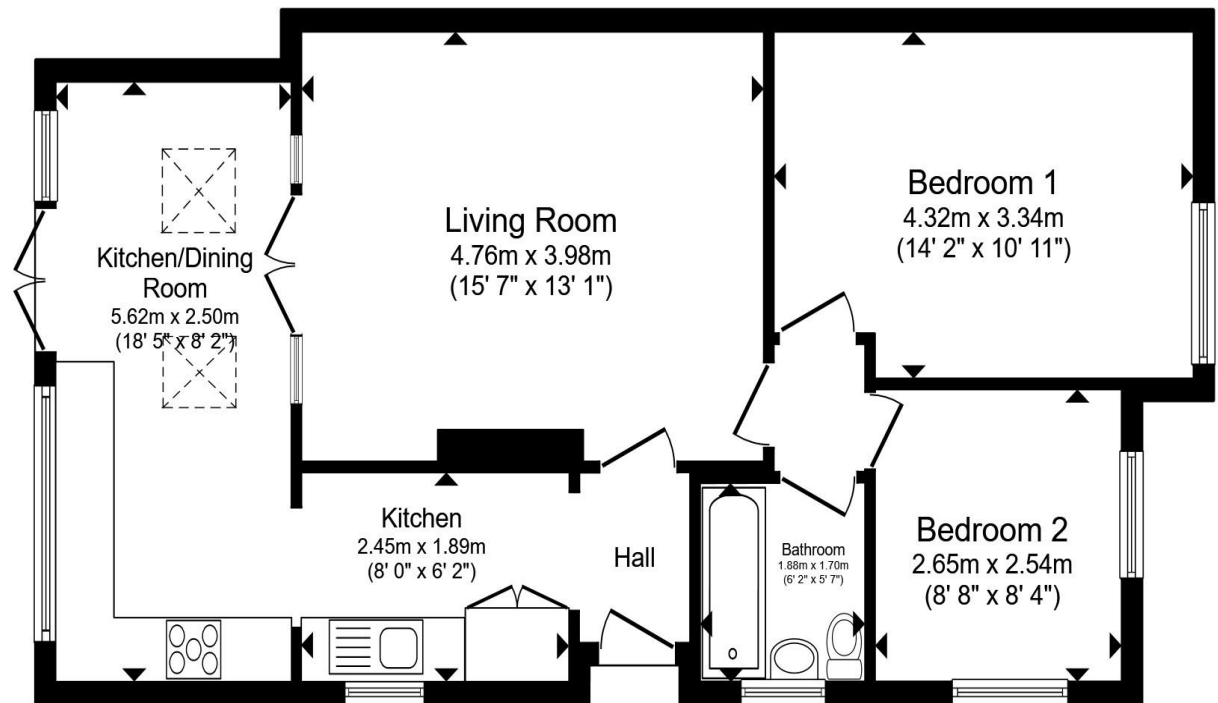
- Two bedroom semi detached true bungalow
- Spacious lawned gardens
- Driveway providing off street parking
- Wrap around kitchen
- House bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£225,000



Total floor area 67.5 m² (727 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



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Property Ref:
MLY111453 - 0003

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 **william h brown**



0113 253 7100



Morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk