



1

Bedroom



1

Bathroom

127



Superb One Bedroom Semi Detached Cottage Style House with great countryside views to the rear. Modern Kitchen, Lounge, Diner with patio doors to rear terrace. Attractive double bedroom and really nice modern bathroom. There is also a useful dry storage cellar underneath. The property has a driveway to the side and a rear wooden patio ideal for sipping a drink or two on a summers evening as the sun sets. Great access to Leeds, Wakefield and beyond via Motorway link nearby along with Outwood Train Station a 10 minute drive away. Great local facilities within walking distance.

If you are a first time buyer looking for an attractive cottage style property in a great location or indeed an investor looking for a great yield then this property is for you. East Ardsley has a real village feel with local shops, pubs and other facilities within walking distance. It has become popular with a range of homebuyers looking for peaceful surrounds but with access to Leeds, Wakefield and beyond.

Situated in a great location with open fields to the rear of the house this semi detached property oozes charm. It has a traditional feel but has been modernised to a great standard and you could move straight in without having to do any major work whatsoever. It is a traditional stone semi detached with its own driveway and a great patio to the rear looking over open fields. It has one double bedroom a charming lounge, kitchen diner. A good size bathroom and access to a useful storage cellar. It has full gas central heating and wood effect upvc windows and doors fitted throughout.

The location is excellent with the M1 Junction within a 5 minute drive giving access to Leeds, Wakefield and beyond via the M62 and A1M junctions nearby. Outwood rail station is again within a 10 minute drive as is Wakefield Centre.

From the outside you see the traditional stone build along with slate roof. An attractive front garden and the drive leading to the rear wooden patio and those views.

From the rear patio you enter the downstairs via Upvc patio Doors

Kitchen Lounge Diner (4.5m x 5m max)

This is a really cosy room the kitchen is modern with attractive storage cupboards with work surfaces to wall and floor, a built in Cooker Hob with stainless steel extractor fan plus room for a washing machine.

The lounge area is really attractive and ideal for those cold winter nights with a wall mounted TV and a retro central heating radiator. In addition there is access to the storage cellar. There is a upvc front door and upvc patio doors and window allowing natural light to flood in.

Stairs lead to the first floor and a lovely arched window with views over the open countryside.

The Bedroom (4.6m x 2.8m max)

A spacious modern bedroom with a great range of quality wardrobe units fitted. Central heating radiator and Upvc window making it light bright and airy.

The Bathroom (4.6m x 2.8m max)

Light and bright this modern and attractive bathroom has a three piece suite comprising modern bath, sink, Wc and radiator.

Overall this is a lovely cottage style home and would make an excellent base for you to enjoy village life

