



Cave Lane | East Ardsley | WF3 2BB

£200,000

Three bedroom end terrace | Council Tax Band B | EPC rating D

Emsleys | estate agents

***** THREE BEDROOM END TERRACE *** NO CHAIN***VIEWING A MUST*****

Situated in a SEMI-RURAL location but also within close proximity to East Ardsley Primary School and a local convenience store. This property has everything needed for modern day living,

A unique property set in a semi-rural location with far reaching views over looking open fields. Attractive gardens to both front and rear and a driveway and garage. Open-plan kitchen/dining room, utility room, living room and to the first floor three bedrooms and a house bathroom.

Offered with no upper chain, a viewing is a must, to really appreciate the location and what this delightful property has to offer.

*****Call now 24 hours a day, 7 days a week to arrange your viewing*****

Ground Floor

Entrance Hallway 2.54m x 0.74m (8'4" x 2'5")

With a PVCu double-glazed entrance door, stairs to the first floor and a door to:

Living Room 3.78m x 4.47m (12'5" x 14'8")

With a feature fire and surround, T.V point, central heating radiator, PVCu double-glazed window to the front elevation and a door to:

Kitchen/Dining Room 3.17m x 4.47m (10'5" x 14'8")

With sink unit and drainer, space for a cooker point and a fridge/freezer. PVCu double glazed window, central heating radiator and an under stairs store cupboard. Open-plan to the dining area which has a feature fire and surround and wood effect to the walls. Door to:

Utility 2.16m x 2.15m (7'1" x 7'1")

Being plumbed for a washing machine, wall mounted central heating boiler, PVCu double-glazed window and a door to the rear.

First Floor

Landing 2.43m x 1.57m (8'0" x 5'2")

PVCu double-glazed window to the side, hatch to the loft which is part-boarded and has a light.

Bedroom 1 3.69m x 2.80m (12'1" x 9'2")

PVCu double-glazed window to the front.

Bedroom 2 3.26m x 2.80m (10'8" x 9'2")

PVCu double-glazed window to the rear.

Bedroom 3 2.55m x 1.57m (8'4" x 5'2")

PVCu double-glazed window to the front.

Bathroom 1.87m x 1.57m (6'2" x 5'2")

Comprising; a three piece coloured suite, panelled bath with shower over, vanity wash basin and a low flush W.C. Tiled walls, PVCu double-glazed window and a central heating radiator.

External

To the front there is a neat lawned garden with established planting and a long shared driveway to the side leading to the parking space and garage. The rear garden has a neat lawned garden with established planting and there are open views to the side elevation.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

