



Ruby Street, WAKEFIELD, West Yorkshire

Offers Over: £300,000

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Offered to the market with no onward chain, this spacious three-bedroom detached home presents an excellent opportunity for families and buyers alike. Benefiting from the remainder of its new build warranty and south facing garden, the property offers modern accommodation throughout and is ready to move straight into.

Occupying an attractive position, the property features a driveway providing off-road parking for two vehicles and access to an integral garage.

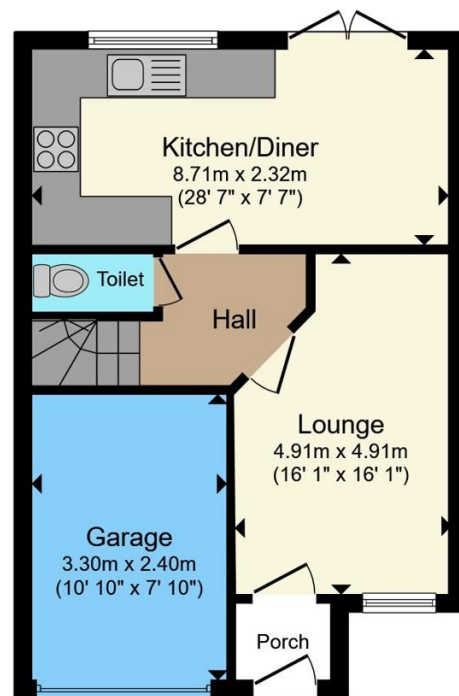
Entering through the welcoming entrance porch, you are greeted by a generous lounge that provides a comfortable and inviting living space. The lounge flows seamlessly into a spacious kitchen/diner, ideal for both everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room, while a convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, all offering excellent space.

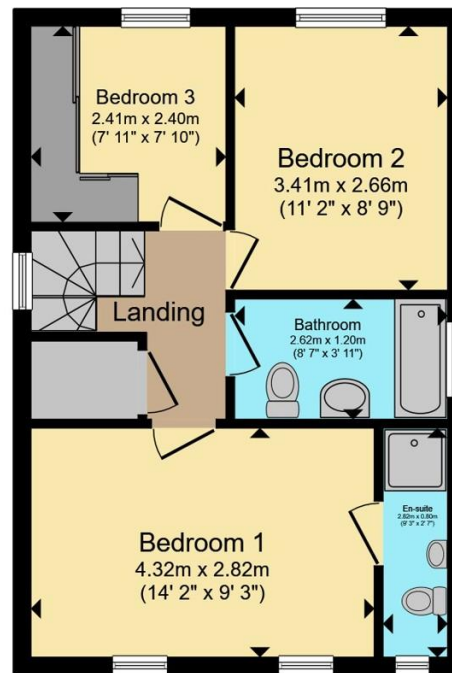
The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property boasts a beautifully landscaped rear garden, thoughtfully designed to provide an ideal outdoor living space. A large paved patio offers the perfect setting for outdoor dining and entertaining, leading onto a well-maintained lawned area.





Ground Floor



First Floor

Total floor area 76.5 m² (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 PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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