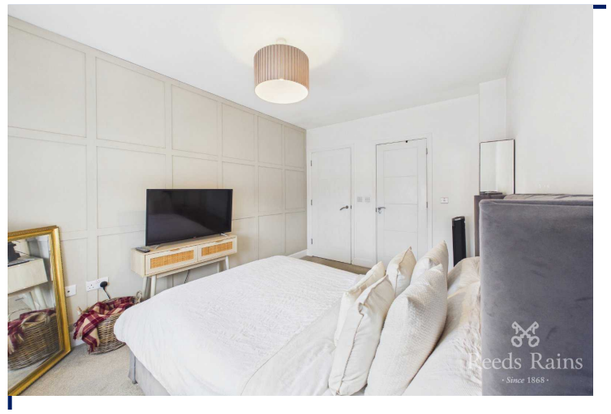
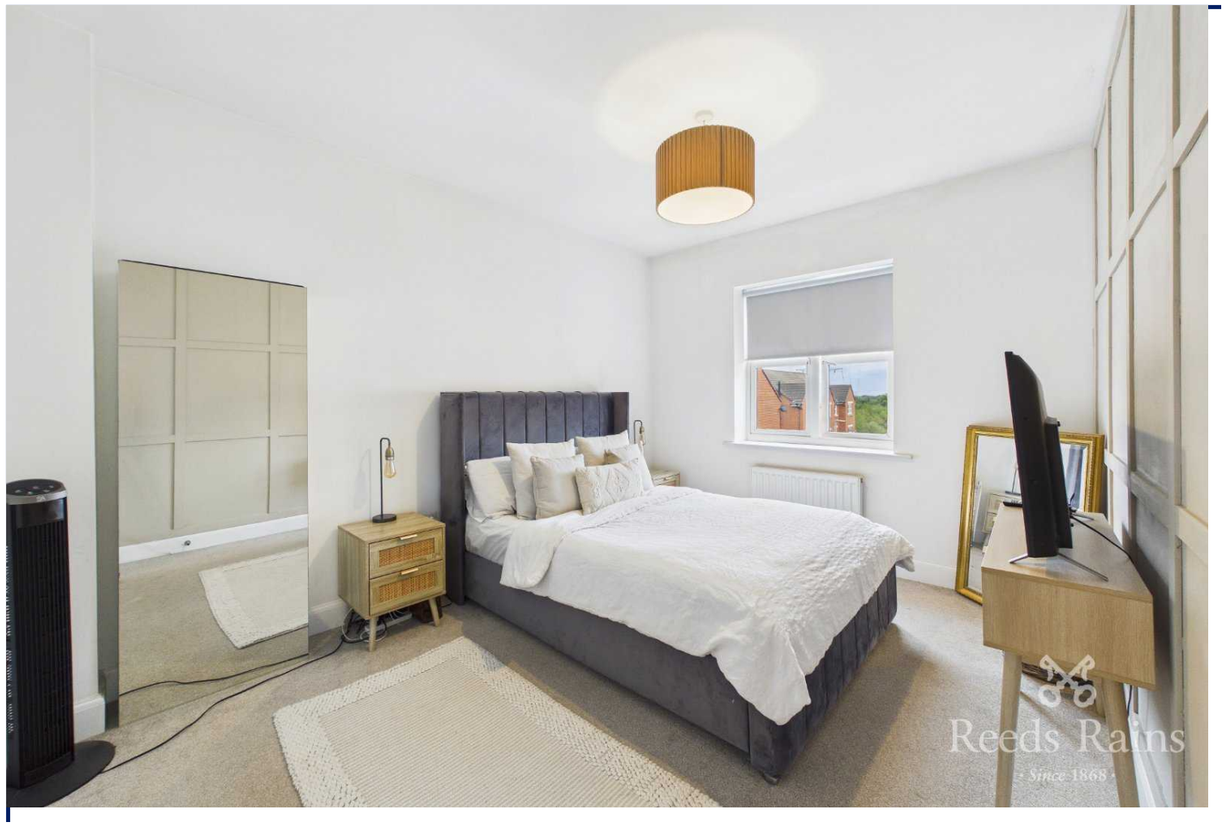
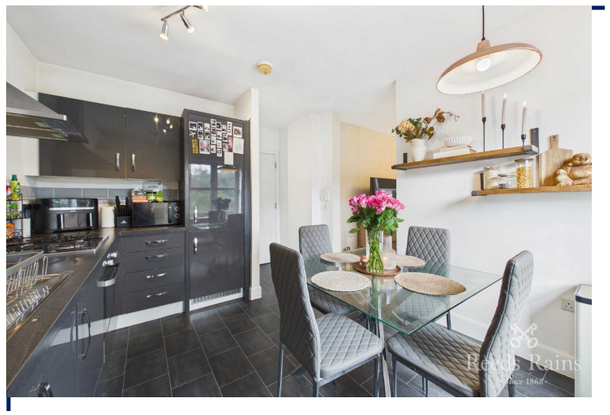
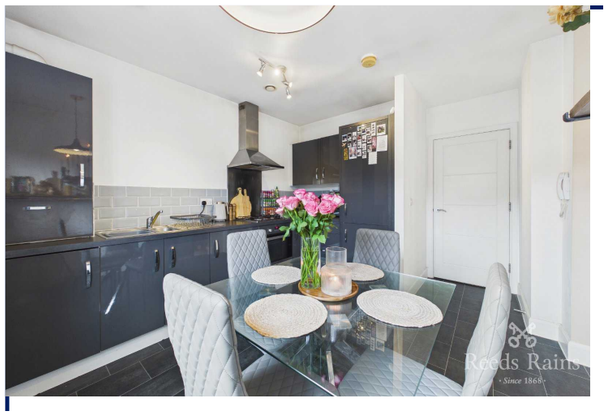


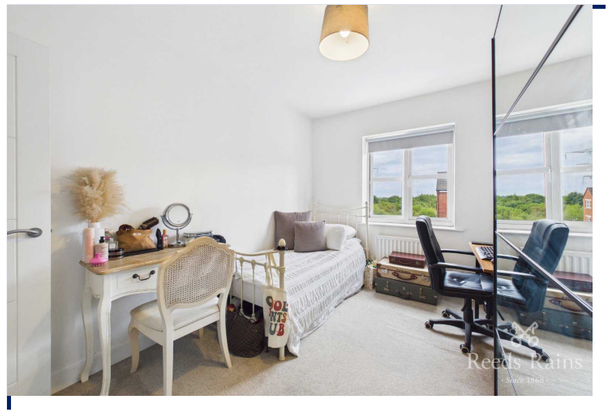














9, Rudding Court, Scampston Drive, East Ardsley, Wakefield, West Yorkshire, WF3

Asking Price: £145,000
Leasehold

Reeds Rains

reedsrains.co.uk

9, Rudding Court, Scampston Drive, East Ardsley, Wakefield, West Yorkshire, WF3

Council Tax Band: B
EPC Rating: TBC

Modern Upper Floor Apartment with 2 bedrooms. Accessible, affordable, bright, cosy, homely, modern, spacious, well lit, and well maintained. Resident parking available. Ideal for professionals or small families. Close to amenities and transport links. Book a viewing today!

Hall
With front entrance door, carpeted floor and storage cupboard.

Lounge
10'6" x 12' (3.2m x 3.66m)
Reception room with carpeted floor, gas central heating radiator, uPVC double glazed window.

Kitchen/Diner
11' x 10'5" (3.35m x 3.18m)
Fitted kitchen comprising of wall and base units with stainless steel sink/drainer and laminate worktops. With integrated appliances such as; electric oven, gas hob, cooker hood over, fridge/freezer, washing machine and dishwasher. This room has vinyl floor, gas central heating radiator and uPVC double glazed window.

Bedroom One
9'8" x 12'9" (2.95m x 3.89m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window.

En-Suite
5'3" x 6'3" (1.6m x 1.9m)
Partially tiled suite briefly comprising of; shower cubicle, wash hand basin, low level WC, gas central heating radiator and extractor fan.

Bedroom Two
9'5" x 12'7" (2.87m x 3.84m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window.

Bathroom
8'10" x 6'2" (2.7m x 1.88m)
Partially tiled suite briefly comprising of; bah with mixer tap and shower attachment, wash hand basin, low level WC, gas central heating radiator and extractor fan.

External
This home benefits from well maintained communal areas and allocated parking.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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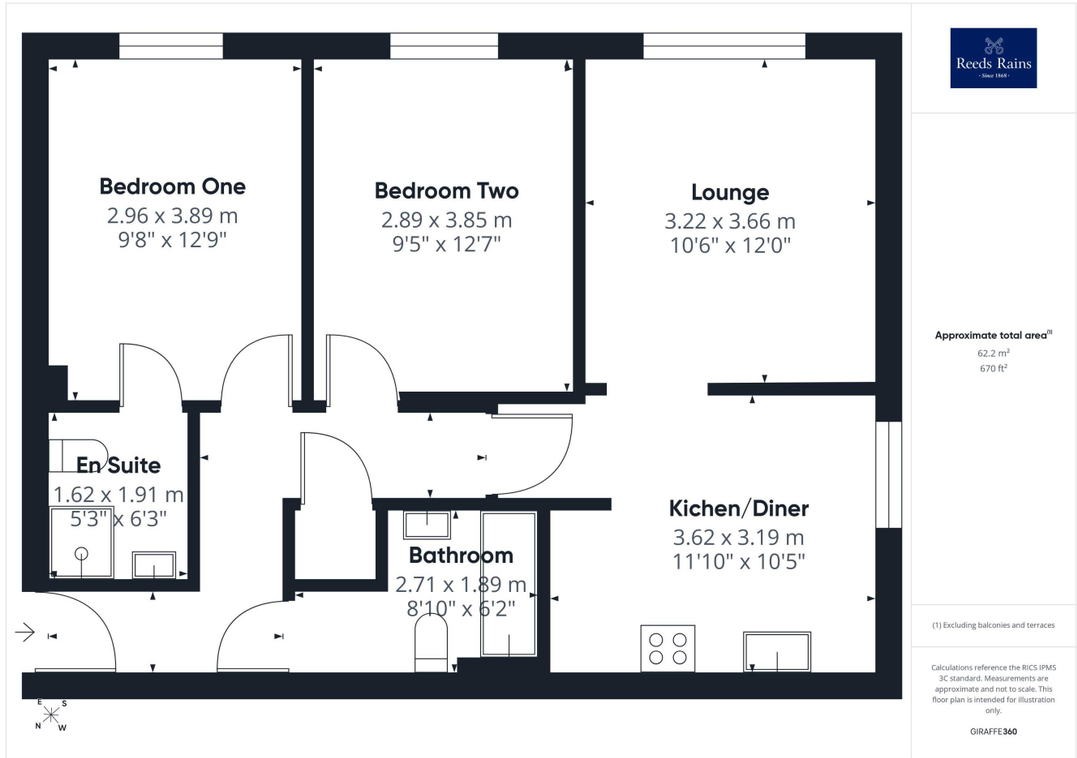
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk