



55 Royston Hill, East Ardsley, WF3 2HN

*** A HOME WITH THE WOW FACTOR**

With a stylish modern open plan ground floor interior this home certainly has the WOW Factor.

High spec high tech and streamlined this is the perfect social kitchen. The 5 ring gas hob and push button extractor fan sits in the center island together with a graphite sink, which comes complete with an instant 'hot tap'. An American Style fridge/freezer is seamlessly integrated along with the NEFF appliances and storage and to bring the indoor/outdoor dining experience the tri fold doors lead out from the dining area to the rear of the property.

A large bay window brings the light into the snug/cosy living area. This ground floor space truly is the epitome of modern living.

On the first floor the sleek modern shower room has a 'rainfall' walk in shower, a floating sink underfloor heating and is tiled from floor to ceiling. Two double sized bedrooms and a single room together with a spacious landing complete this property and its open plan design.

The elevated property has a driveway large enough for multiple vehicles and has a fantastic access route for commuters with Schools and local amenities close by.

£280,000

- SLEEK MODERN STYLISH
- **NO CHAIN**
- 3 Bedroomed Semi Detached
- Stunning Open Plan Kitchen/Diner/Snug
- Walk in Shower Room
- Off Road Parking
- Perfect location for accessing M1 & M62
- Schools and Local amenities close by
- Viewings Highly Recommended

