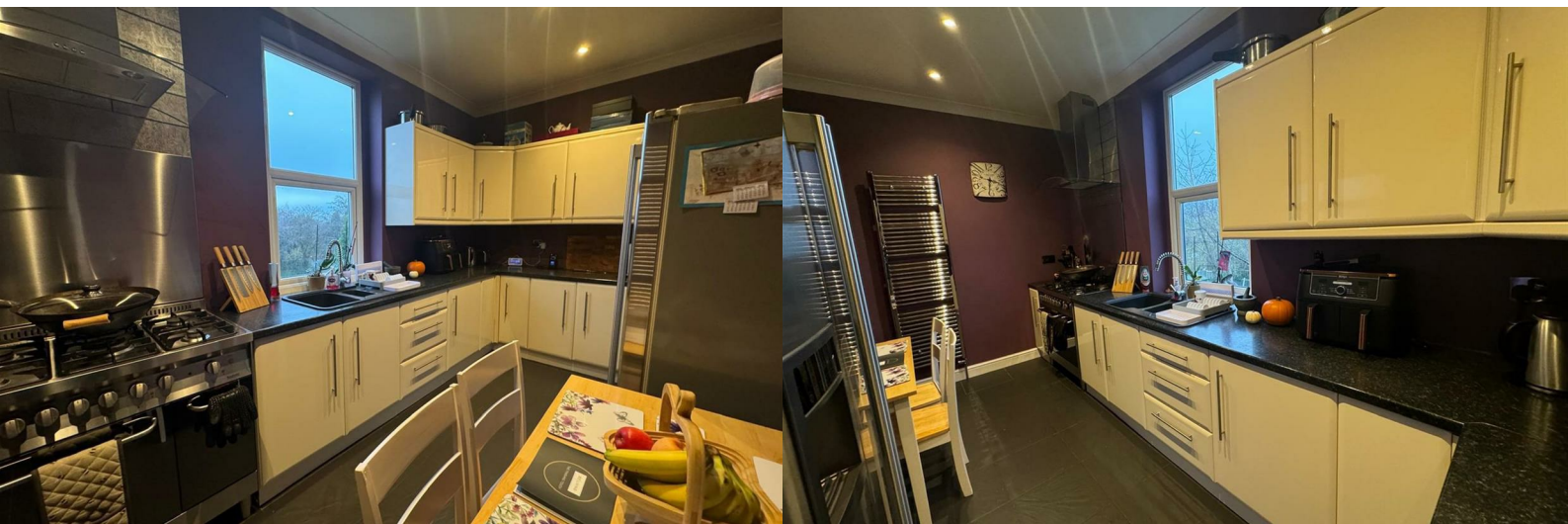




## 29 New Lane

East Ardsley, Wakefield, WF3 2DP

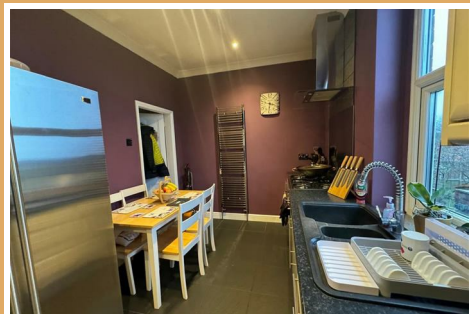
£140,000



# 29 New Lane

East Ardsley, Wakefield, WF3 2DP

£140,000



\*\*\*2 BEDROOM MID TERRACE\*\*\*IDEAL TO FIRST TIME BUYERS\*\*\*EAST ARDSLEY\*\*\*

NOT TO BE MISSED is this lovely ideal starter home which must be viewed to appreciate the size and standard of property on offer. Accommodation which comprises of; lounge, kitchen diner, cellars, 2 first floor bedrooms and house bathroom. Easy to maintain garden. NO UPPER CHAIN.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Lounge

13'8" x 14'1" (4.17m" x 4.29m")

Multi fuel stove set into chimney breast, laminate wooden flooring and radiator.

## Inner Hallway

Staircase leading to first floor accommodation and radiator.

## Kitchen Diner

8'5" x 14'2" (2.57m" x 4.32m")

A range of kitchen wall and base units, range style cooker with extractor hood over. Tiled flooring, inset spot lighting and radiator.

## Cellar

Ideal for storage, access out to the rear and power and lighting.

## Landing

Built in cupboard.

## Bedroom 1

10'9" x 14'1" (3.28m" x 4.29m")

Radiator.

## Bedroom 2

8'4" x 9'3" (2.54m" x 2.82m")

Radiator.

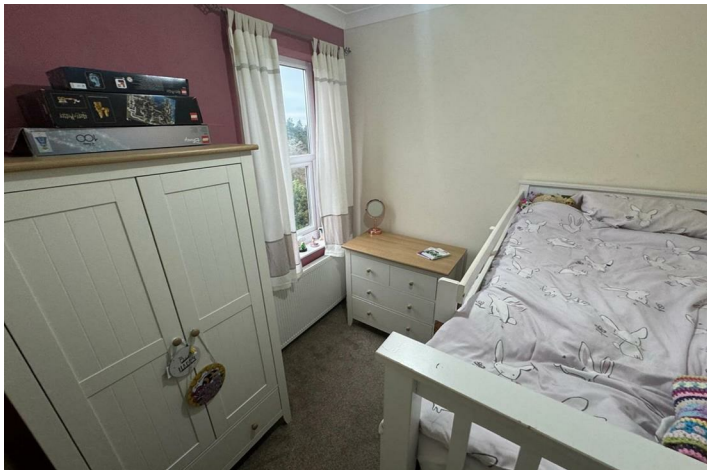
## Bathroom

11'8" x 4'4" (3.56m" x 1.32m")

3 piece white modern suite which consists of a low flush wc, wash hand basin into vanity unit, panelled bath with shower over and screen. Heated towel rail.

## Exterior

Small garden to front and rear.



## Road Map



## Hybrid Map



## Terrain Map

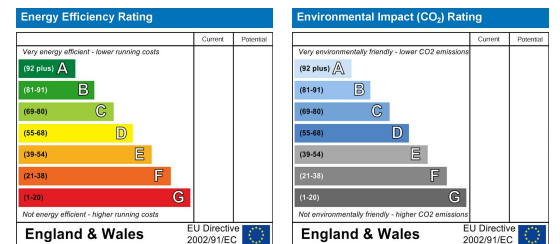


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.