



**Mill Lane, East Ardsley Wakefield WF3 2BL**

**welcome to**

## **Mill Lane, East Ardsley Wakefield**

FABULOUS STONE BUILT TWO bedroom END TERRACE accommodation, PERFECT FTB HOME, situated in the popular area of East Ardsley and having easy access to motorway links. The property benefits from OFF STREET PARKING and a food sized REAR GARDEN.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, door leading into the living room and access into the kitchen/diner with stairs leading to the first floor landing.

### **Living Room**

12' x 13' 8" into recess ( 3.66m x 4.17m into recess )  
uPVC double glazed window to the front, gas central heating radiator.

### **Kitchen/Diner**

12' x 15' 4" into recess ( 3.66m x 4.67m into recess )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, space for an oven, fridge/freezer, washing machine, tumble dryer and dishwasher, gas feature fire, uPVC double glazed window to the rear. Door leading to the rear porch and door leading to the basement cellar.

### **Rear Porch**

3' 7" x 8' ( 1.09m x 2.44m )  
Wooden door to the side and wooden double glazed windows.

### **Basement Cellar**

11' 5" x 12' 5" ( 3.48m x 3.78m )  
Has a gas central heating radiator, gas central heating boiler, used for office space but perfect for storage.

### **First Floor Landing**

uPVC double glazed window to the rear, gas central heating radiator, storage cupboard and loft access.  
Access to both bedrooms and the house bathroom.

### **Bedroom One**

12' 1" x 10' 5" plus recess ( 3.68m x 3.17m plus recess )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

12' 1" x 12' 1" into recess ( 3.68m x 3.68m into recess )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of an electric shower, low level flush WC, wash hand basin, storage cupboard, gas central heating radiator, wall heater and uPVC double glazed window to the front.

### **Exterior**

Off street parking to the side and a lawned garden to the rear with a decked area, paved area to the side, with wall and fence boundaries.





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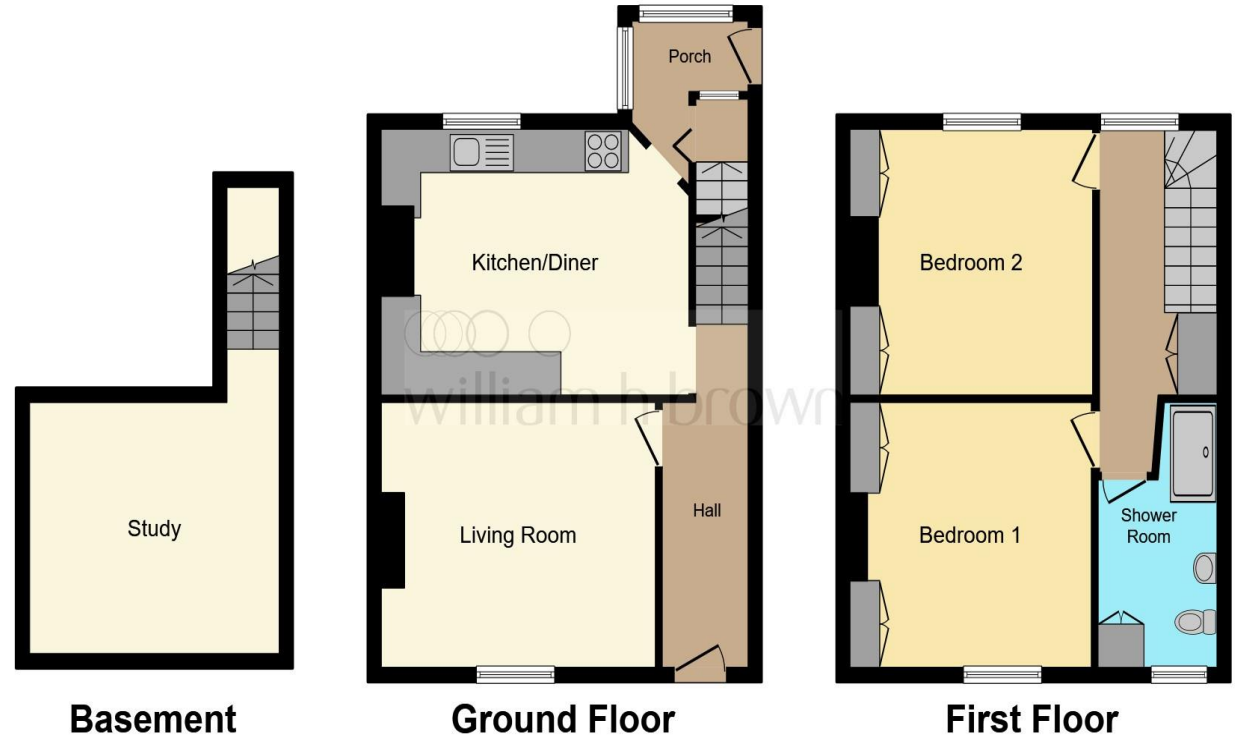
## Mill Lane, East Ardsley Wakefield

- Two bedroom end terrace accommodation
- Perfect FTB home
- Basement cellar
- Kitchen/diner
- Off street parking and rear garden

Tenure: Freehold EPC Rating: D

offers over

**£180,000**



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 [www.focalagent.com](http://www.focalagent.com)

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