



Fall Lane, East Ardsley Wakefield WF3 2BD

welcome to

Fall Lane, East Ardsley Wakefield

WELL MAINTAINED THREE bedroom SEMI DETACHED accommodation, having LAWNED GARDENS to both front and rear, LIVING ROOM, good sized KITCHEN/DINER, DINING ROOM, BASEMENT CELLAR ideal for storage, THREE BEDROOMS and HOUSE BATHROOM. TWO GARAGES to the rear.

Entrance Hall

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

Living Room

13' x 11' 10" into recess (3.96m x 3.61m into recess)
uPVC double glazed window to the front, gas central heating radiator, gas feature fire with surround and hearth.

Kitchen/Diner

14' 1" x 17' 11" (4.29m x 5.46m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven with gas hob, fitted extractor fan, space for fridge freezer, breakfast bar, gas central heating radiator, gas feature fire, uPVC double glazed window to the rear, Composite double glazed door to the rear and uPVC double glazed French doors leading into the dining room.

Dining Room

4' 9" x 6' 11" (1.45m x 2.11m)
uPVC double glazed windows to all sides.

Basement Cellar

Ideal for storage, gas central heating radiator, housing the gas central heating boiler.

First Floor Landing

uPVC double glazed window to the side, loft access.
Access to all three bedrooms and house bathroom.

Bedroom One

14' 2" x 11' 11" into recess (4.32m x 3.63m into recess)
uPVC double glazed window to the rear, fitted storage cupboards and gas central heating radiator.

Bedroom Two

12' 11" x 10' 7" into recess (3.94m x 3.23m into recess)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

9' 2" x 7' (2.79m x 2.13m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, tiled walls, uPVC double glazed window to the rear.

Exterior

Well maintained lawned garden to the front with flower beds, pathway leading to the front door, fence and gated boundaries. To the rear are two garages with electric roller doors, paved area for seating and a good sized lawned garden with fence boundaries.





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welcome to

Fall Lane, East Ardsley Wakefield

- Three bedroom semi detached accommodation
- Open plan kitchen/diner
- Dining room
- Basement cellar
- Gardens to front and rear

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



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

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Property Ref:
MLY110717 - 0004

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