



**Fall Lane, East Ardsley Wakefield WF3 2BG**

**welcome to**

## **Fall Lane, East Ardsley Wakefield**

FABULOUS FOUR BEDROOM DETACHED FAMILY HOME, POPULAR RESIDENTIAL LOCATION, GOOD ACCESS to MOTORWAY LINKS and SCHOOLS, TWO RECEPTION ROOMS, DOWNSTAIRS WC, ENSUITE and DRESSING ROOM to MASTER BEDROOM, DRIVEWAY, GARAGE and PAVED GARDEN.

### **Entrance Hall**

Wooden door to the front, leading into the spacious hallway which has a gas central heating radiator, stairs leading to the first floor landing and access to the downstairs WC, living room and kitchen.

### **Living Room**

17' 8" x 11' ( 5.38m x 3.35m )

A spacious living room having a uPVC double glazed window to the front, gas feature fire with surround and hearth.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator.

### **Dining Room**

11' 8" x 10' 11" ( 3.56m x 3.33m )

Having uPVC double glazed French doors to the rear and a gas central heating radiator.

### **Kitchen**

11' 1" x 12' 1" ( 3.38m x 3.68m )

Having 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, integrated dishwasher, washer/dryer and fridge freezer, induction hob and fitted extractor fan, gas central heating radiator, uPVC double glazed window and door to the rear.

### **First Floor Landing**

uPVC double glazed feature window to the side, access to three bedrooms and the family house bathroom.

### **Bedroom One**

11' 2" x 15' ( 3.40m x 4.57m )

uPVC double glazed window to the rear, gas central

heating radiator, access into the dressing room and ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail and part tiled walls.

### **Dressing Room**

5' 4" x 8' 2" ( 1.63m x 2.49m )

uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### **Bedroom Three**

11' 7" MAX x 11' 6" MAX ( 3.53m MAX x 3.51m MAX )

uPVC double glazed window to the front and a gas central heating radiator.

### **Bedroom Four**

8' 3" x 11' 7" ( 2.51m x 3.53m )

uPVC double glazed window to the front, gas central heating radiator and fitted wardrobes.

### **House Bathroom**

A four piece family bathroom with a corner bath, walk-in shower, low level flush WC, vanity sink unit, tiled walls, paneled ceiling with spotlights, chrome heated towel rail, uPVC double glazed window to the side.

### **Second Floor Bedroom**

14' 9" x 29' 11" ( 4.50m x 9.12m )

uPVC double glazed windows to the front and rear, eaves storage space, gas central heating radiator and loft access.

### **Single Garage**

With up and over door and housing the gas central heating boiler.







### Exterior

Driveway to the front of the property leading to the integral garage and to the rear is an easy to maintain paved garden with fence and wall boundaries.



***view this property online*** [williamhbrown.co.uk/Property/MLY110386](http://williamhbrown.co.uk/Property/MLY110386)



welcome to

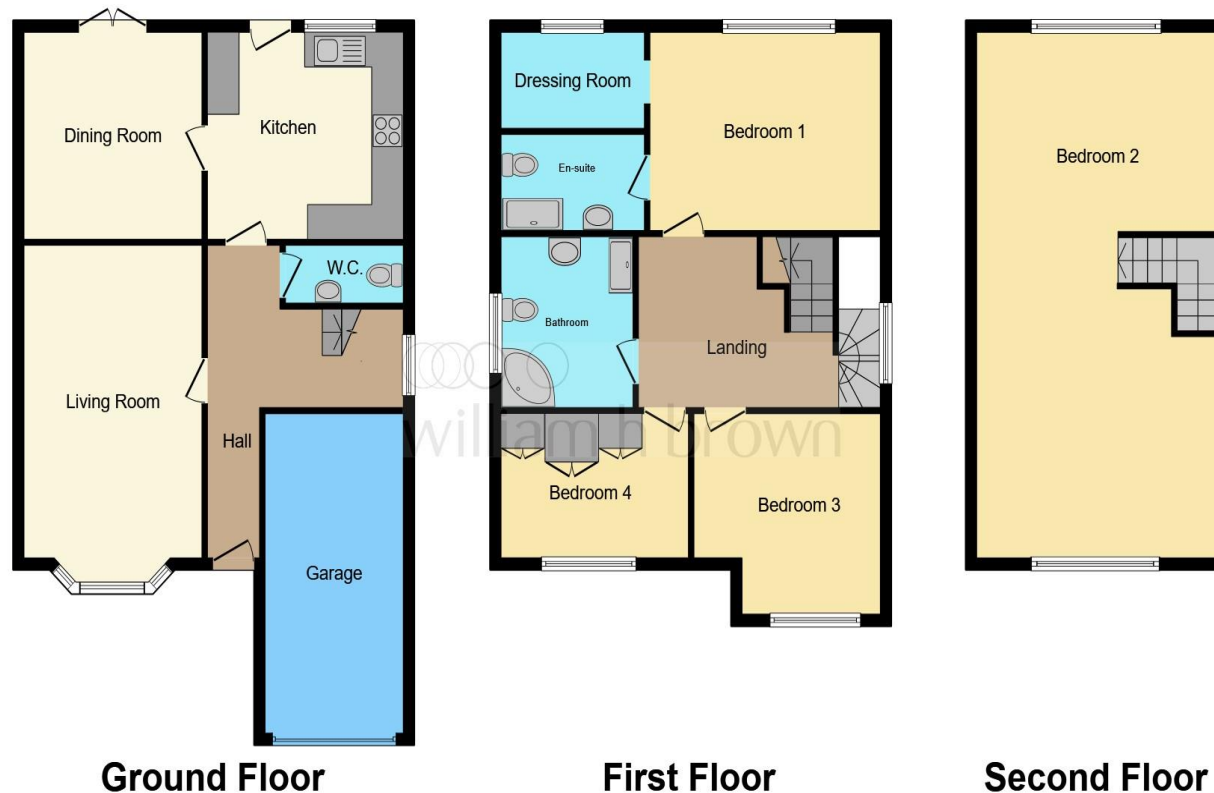
## Fall Lane, East Ardsley Wakefield

- Fabulous four bedroom detached family home
- Set over three floors
- Two reception rooms
- Ensuite and dressing room to master bedroom
- Integral garage

Tenure: Freehold EPC Rating: C

offers in the region of

**£365,000**



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)

view this property online [williamhbrown.co.uk/Property/MLY110386](http://williamhbrown.co.uk/Property/MLY110386)



Property Ref:  
MLY110386 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)