



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

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

Fabulous FOUR bedroom MID THROUGH TERRACE accommodation set over three floors, TWO RECEPTION ROOMS, FITTED KITCHEN, UTILITY ROOM, TWO BATHROOMS, ENSUITE to master bedroom, PARKING for multiple cars and a good sized LAWNED REAR GARDEN with OUTBUILDING.

### **Entrance Porch**

Wooden door to the front and further door leading into the hallway.

### **Entrance Hall**

Featured archway, gas central heating radiator, stairs leading to the first floor landing and doors leading into further hallway and living room.

### **Living Room**

16' 5" into bay x 13' 10" ( 5.00m into bay x 4.22m )  
Double glazed bay window to the front, gas central heating radiator, log burner set in the chimney breast.

### **Reception Room**

12' 3" x 11' 3" ( 3.73m x 3.43m )  
uPVC double glazed window to the rear, old fire place converted to storage.

### **Kitchen**

12' 2" x 9' 11" ( 3.71m x 3.02m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven with gas hob, spacious storage cupboard, gas central heating radiator, uPVC double glazed window and door to the side and door leading through to the utility room.

### **Utility Room**

4' 4" x 9' 10" ( 1.32m x 3.00m )  
Space for a washing machine, tumble dryer and fridge freezer, uPVC double glazed window to the rear.

### **First Floor Landing**

Access to three bedrooms, shower room and bathroom and stairs leading to bedroom one.

### **Landing Area**

6' 11" x 5' 8" ( 2.11m x 1.73m )  
Suitable for study area or storage.

### **Bedroom Two**

12' 3" x 12' 6" ( 3.73m x 3.81m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Three**

12' 11" x 11' 4" ( 3.94m x 3.45m )  
uPVC double glazed window to the rear, gas central heating radiator, feature fire surround.

### **Bedroom Four**

9' 3" x 7' 1" ( 2.82m x 2.16m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Shower Room**

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

### **Bathroom**

Having a three piece suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

### **Second Floor Bedroom One**

17' x 19' 9" ( 5.18m x 6.02m )  
Double glazed wooden skylight, two gas central heating radiators, two loft hatches, eaves storage space and door leading into the ensuite.





### **Ensuite**

Having a shower cubicle, part tiled walls, wash hand basin, low level flush WC, gas central heating radiator, laminate flooring, double glazed wooden skylight.

### **Exterior**

Paved and pebbled area to the front with steps leading to the front door, parking to the rear for multiple cars accessed via a shared driveway and to the rear is a good sized lawned garden with paved footpath and having fence boundaries and an outbuilding.

### **Outbuilding**

5' x 11' 2" ( 1.52m x 3.40m )

Brick built with single paned glass window, perfect for storage.



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## Fall Lane, East Ardsley Wakefield

- Four bedroom mid through terrace accommodation
- Spacious rooms throughout
- Two reception rooms
- Good sized lawned rear garden
- Parking for multiple cars

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers over  
**£290,000**



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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