



The Bauhaus New Lane, East Ardsley Wakefield WF3 2DP

welcome to

The Bauhaus New Lane, East Ardsley Wakefield

PERFECT FTB/FAMILY HOME, NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED, LIVING ROOM, DOWNSTAIRS WC, KITCHEN/DINER, THREE BEDS, ENSUITE to MASTER BEDROOM, HOUSE BATHROOM, DRIVEWAY, INTEGRAL GARAGE and ENCLOSED LAWNED GARDEN to the rear.

Entrance Porch

Double glazed door to the front, uPVC double glazed window to the side, gas central heating radiator, access into the garage and living room.

Living Room

15' 9" x 10' 9" (4.80m x 3.28m)

uPVC double glazed windows to the front and side, gas central heating radiator, electric fire, doors leading to the inner hallway and kitchen/diner.

Kitchen/Diner

8' 6" x 19' 6" (2.59m x 5.94m)

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, integrated dishwasher and oven, fitted gas hob, extractor fan, cupboard housing the gas central heating boiler, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

Inner Hallway

Stairs leading to the first floor landing and access to the downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

First Floor Landing

Loft access and access to all three bedrooms and the house bathroom.

Bedroom One

13' 4" plus wardrobe x 8' 10" plus recess (4.06m plus wardrobe x 2.69m plus recess)

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

the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Bedroom Two

9' 3" x 10' 2" (2.82m x 3.10m)

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

Bedroom Three

7' 2" x 9' 2" (2.18m x 2.79m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, cupboard housing the immersion heater, uPVC double glazed window to the rear.

Exterior

Driveway to the front leading to the integral garage and to the rear is and enclosed lawned garden with patio area with wall and fence boundaries.

Integral Garage

Up and over door, power and lighting, space for a washing machine and tumble dryer.





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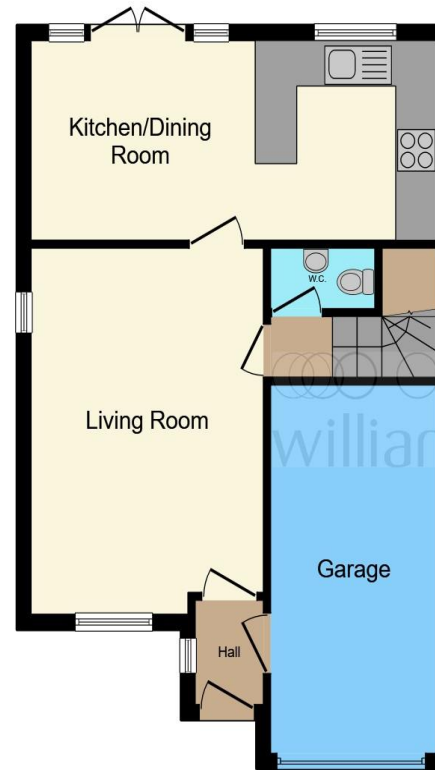
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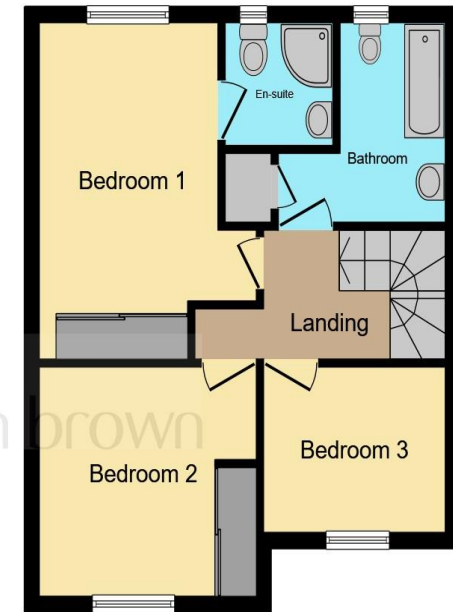
- Three bedroom semi detached accommodation
- Lawned garden to the rear
- Driveway and integral garage
- Downstairs WC
- Ensuite to master bedroom

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

offers in the region of
£285,000



Ground Floor



First Floor

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:
MLY111475 - 0006

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