



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

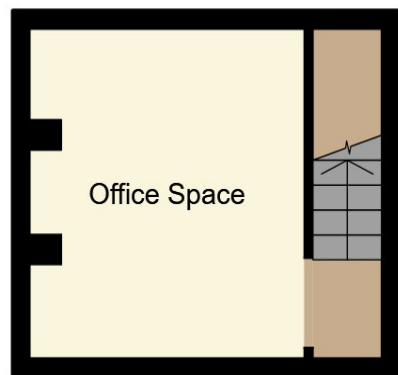


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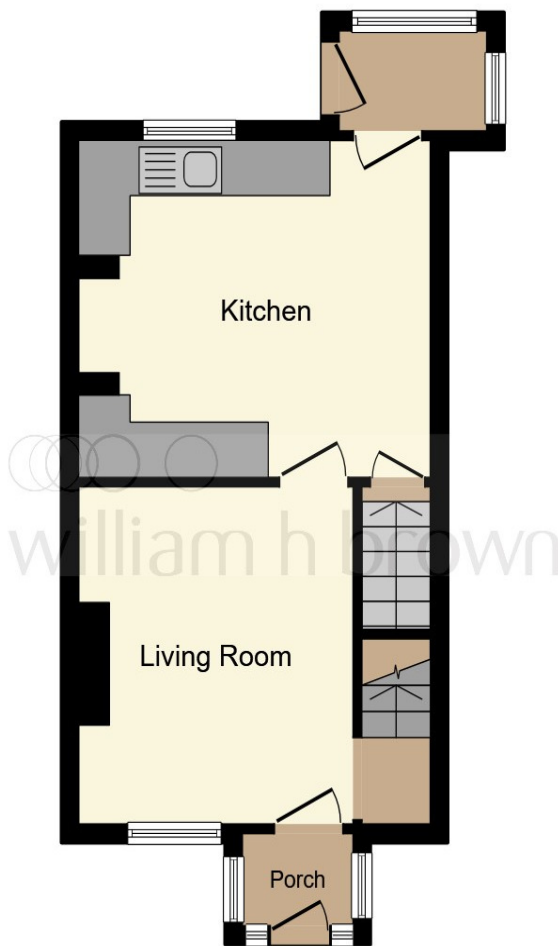
**Mill Lane, East Ardsley Wakefield**

Offered to the market is this well presented two bedroom terraced home in a sought after location of East Ardsley.

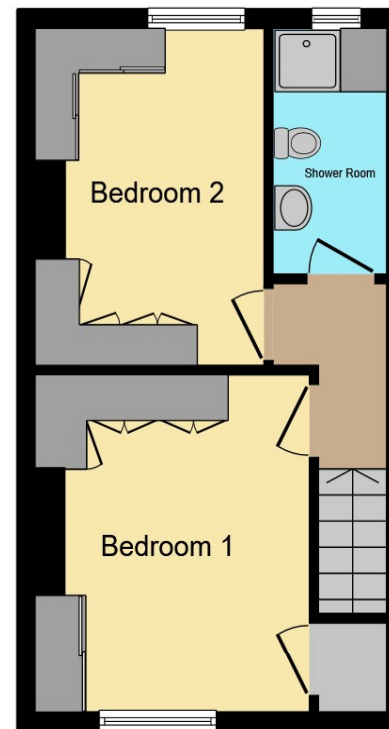




**Basement**



**Ground Floor**



**First Floor**

**Entrance**

**Living Room**

10' 7" max x 11' 6" max ( 3.23m max x 3.51m max )

**Kitchen**

12' 4" max x 13' 9" max ( 3.76m max x 4.19m max )

**First Floor Landing**

**Bedroom 1**

13' 7" max x 10' 5" max ( 4.14m max x 3.17m max )

**Bedroom 2**

9' 4" max x 12' 2" max ( 2.84m max x 3.71m max )

**Bathroom**

**Basement**

13' 5" max x 11' 7" max ( 4.09m max x 3.53m max )

**Exterior**

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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## Mill Lane, East Ardsley Wakefield

- Terraced Property
- Two Double Bedrooms
- Enclosed Rear Garden
- Kitchen Diner
- Convenient Location For Motorway & Amenities

Tenure: Freehold EPC Rating: D

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK125398 - 0002

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