

3 Bed
House - Detached
located in East Ardsley

2 New Lane
East Ardsley
Wakefield
WF3 2DS



Asking price £365,000

Nestled in the charming area of East Ardsley, Wakefield, this delightful detached house on New Lane offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to create a restful atmosphere. Whether you are looking for a peaceful retreat or a vibrant space for family members, these bedrooms cater to all needs. The spacious bathroom is well-appointed, ensuring functionality for daily routines, along with a separate first floor WC and additional ground floor WC.

One of the standout features of this property is the generous parking space, accommodating numerous vehicles. This is a rare find in residential areas, providing ease and convenience for families or those who enjoy hosting guests.

The location in East Ardsley is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This makes it an excellent choice for families or professionals seeking a tranquil yet accessible living environment.

In summary, this detached house on New Lane is a wonderful opportunity for anyone looking to settle in a spacious and

Reception Hall

10'11" x 9'9"

The reception hall welcomes you with its warm, neutral tones and natural light filtering through the decorative front door. The space is spacious enough to accommodate occasional furniture, creating a practical entrance that connects smoothly to the dining room and living room. A convenient cloakroom is tucked neatly under the staircase, offering practicality without encroaching on the living space.

WC

There is a separate WC on the ground floor with a simple, practical layout. It features tiled flooring and a small window for ventilation.

Dining Room

10'11" x 9'8"

The dining room offers a charming space for meals, set against walls adorned with soft purple wallpaper and light effect wood flooring. A bay window with seating provides a lovely view of the front garden and fills the room with generous natural light. This room comfortably accommodates a dining table and chairs, making it ideal for family dinners or entertaining guests.

Living Room

17'10" x 11'9" max

This inviting living room features a striking dark red feature wall complemented by warm wood effect flooring. The large window overlooks the rear garden, enhancing the room with ample daylight. The space is arranged to enjoy the central fireplace, creating a cosy atmosphere perfect for relaxing or socialising.

Kitchen

17'5" x 9'8"

The kitchen is a bright and functional space, fitted with modern two tone units with dark worktops. A large window over the sink looks out to the rear garden, bringing in plenty of natural light. There is ample room for laundry appliances and storage, with a door providing direct access to the garden at the rear, making it convenient for outdoor dining or gardening.

Landing

The landing area is painted in rich purple tones and leads to three bedrooms, the bathroom, and a separate WC. A window on the stairwell allows natural light to brighten this central space, creating an open and airy feel.

Bedroom One

12'10" x 10'11"

The primary bedroom is a spacious retreat with light pink walls and warm wood effect flooring. Large fitted wardrobes provide excellent storage along one wall, and a double-glazed window offers pleasant views to the rear of the property. Natural light fills the room, enhancing its welcoming atmosphere.

Bedroom Two

11'11" x 10'11"

Bedroom two has a calm, neutral decor with light wood effect flooring and a large window that brightens the space. It is a spacious double bedroom large enough for a double bed and additional furniture, ideal for family or guests.



Bedroom Three

9'7" x 7'11"

The third bedroom is smaller double bedroom and is painted in a soft pastel shade, making it a cosy and quiet space perfect for a single bed and wardrobe. A good-sized window lets in plenty of light and enjoys views over the front garden.

Bathroom

9'4" x 6'6"

The family bathroom is fitted with a stylish curved bath and shower combination, finished with neutral beige wall tiles and natural wood-effect flooring. A heated towel rail adds comfort, while a frosted window ensures privacy and light.



Upstairs WC

Upstairs, there is also a convenient separate WC with tiled flooring and a frosted window to maintain privacy while allowing in daylight.



Rear Garden

The side and rear garden is a generous and private outdoor space, ideal for relaxing and entertaining. It features a paved patio area with patio areas for both seating and a table, surrounded by mature shrubs and flower beds. Beyond the patio, the garden extends with lush lawn and vegetable plots, perfect for gardening enthusiasts. The front is gated with a parking to the double garage along with further parking to the front of the house. The double garage has both power and light.



MISC

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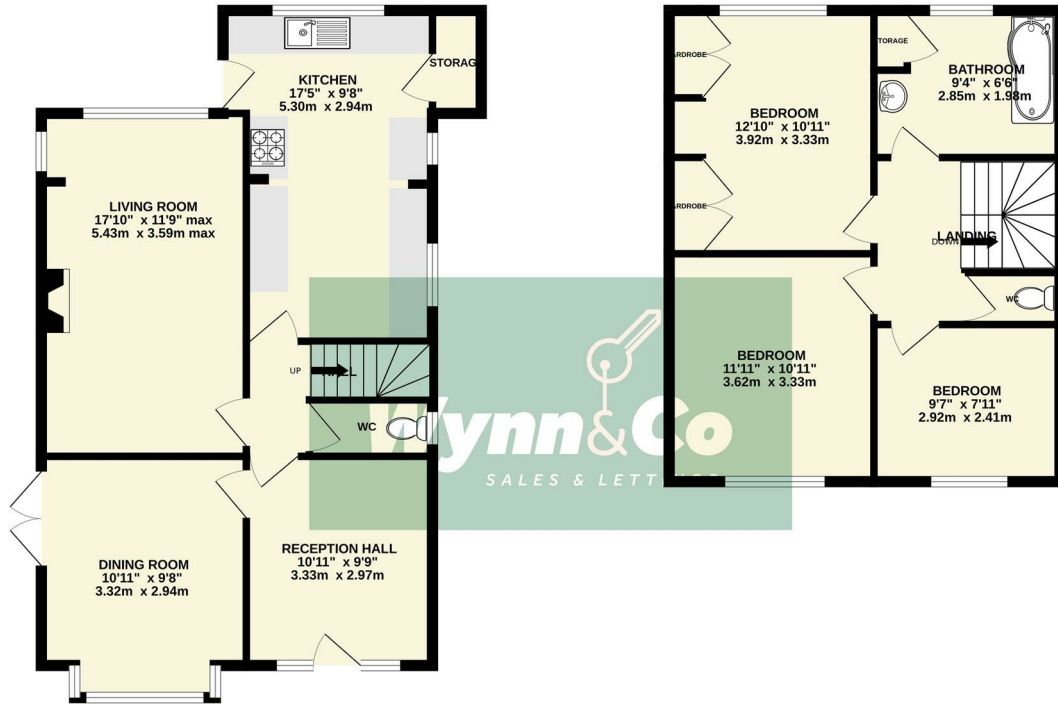


2 New Lane, East Ardsley, Wakefield, WF3 2DS



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

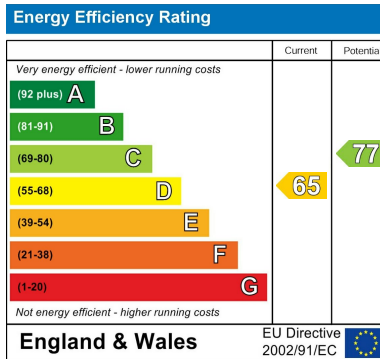
1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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