



## The Old Vicarage, 3 Church Lane,

East Ardsley, Wakefield, WF3 2LJ

For Sale

£549,950

DARE TO BE DIFFERENT!! Holroyd Miller have pleasure in offering for sale this most imposing stone built Grade II former vicarage, offering unrivalled family accommodation, potentially over four levels, retaining an abundance of character and history. Only an internal inspection can fully reveal the full extent of accommodation on offer. Occupying a pleasant back water position adjacent to the local church, standing in a generous plot of mature gardens. For those seeking the most of historic homes, look no further! Sympathetically extended in recent times, the accommodation briefly comprising; entrance porch leading to reception hallway, three ground floor reception rooms, ground floor shower room, fitted breakfast kitchen, with adjacent pantry and utility room, three good sized basement rooms. To the first floor; four bedrooms, two en suites, house bathroom. To the second floor; three good sized attic rooms. Outside; formal gardens, together with detached garage block providing ample off street parking. The property is conveniently located in the popular village of East Ardsley with its range of excellent amenities. For those wishing to travel further afield easy access to the M1/M62 motorway network. EPC – E54.

# The Old Vicarage, 3 Church Lane,

**East Ardsley, Wakefield, WF3 2LJ**

## ENTRANCE PORCH

With double entrance doors, windows to either side leading through to...

## IMPOSING ENTRANCE RECEPTION HALLWAY

With laminate wood flooring, feature open staircase, cornicing to the ceiling, two central heating radiators.

## GROUND FLOOR CLOAKROOM/SHOWER ROOM

Furnished with modern white suite, wash hand basin set in vanity unit, low flush WC, shower cubicle, mullioned window, tiled floor.

## REAR ENTRANCE HALL

With skylight window, wood flooring, central heating radiator.

## FORMAL LOUNGE

18' 5" x 14' 7" (5.62m plus bay window x 4.47m)  
With feature marble fire surround with fitted gas fire, impressive large bay window over looking the side garden, window to the front, central heating radiator, cornicing to the ceiling.

## FORMAL DINING ROOM

14' 7" x 18' 2" (4.47m x 5.54m plus bay window) A light and airy room with mullioned window to the front, feature deep bay window, mullioned window to the side, feature stone fire place with fitted gas fire, cornicing to the ceiling, central heating radiator, an excellent entertaining room.

## FAMILY ROOM

17' 9" x 17' 11" (5.42m x 5.48m) With feature fire surround, with polished wood mantle, tiled inset and hearth with fitted gas fire, double glazed sash window to the side, feature mullioned window overlooking the side garden, central heating radiator, recess shelving.

## BREAKFAST KITCHEN

11' 10" x 16' 3" (3.62m x 4.96m) Superbly appointed with a matching range of cream shaker style fronted wall and base units, contrasting Corian worktops and breakfast bar, inset Belfast sink with mixer tap, gas point for cooker, integrated fridge and freezer and dishwasher, down lighting to the ceiling, tiling between the worktops and wall units, feature contemporary style radiator, window overlooking the side driveway.

## ADJACENT PANTRY CUPBOARD

Providing ample storage.

## REAR ENTRANCE/UTILITY

9' 10" x 6' 4" (3.01m x 1.95m)  
Having fitted worktops plumbing for automatic washing machine, stainless steel sink unit single drainer, useful storage cupboard containing central heating radiator. Access to...

## LOWER GROUND FLOOR BASEMENT

Comprising; hallway...

## BASEMENT ROOM

14' 11" x 19' 4" (4.57m x 5.90m)  
With stone flag floor, beamed ceiling.

## BASEMENT ROOM TWO

22' 1" x 15' 1" (6.74m x 4.62m)  
Containing gas meter, stone flag floor, beamed ceiling.

## WINE STORE

15' 7" x 7' 11" (4.76m x 2.43m)  
With stone shelving, impressed turned stair case leads to...

## SPACIOUS FIRST FLOOR LANDING

With feature glass balcony, imposing mullioned windows and spindle balustrade.

## MASTER BEDROOM

14' 6" x 12' 4" (4.43m x 3.77m plus bay window)  
Window to the side.

## EN SUITE SHOWER ROOM

Comprising; pedestal wash basin, low flush WC, shower cubicle and tiling, central heating radiator.

## GUEST BEDROOM TO THE SIDE

11' 10" x 10' 11" (3.63m x 3.35m)  
Again with mullioned window and central heating radiator.

## EN SUITE SHOWER ROOM

Furnished with modern contemporary style suite comprising; pedestal wash basin, low flush WC, shower cubicle, tiling to the walls and floor, chrome heated towel rail, electric shaver point.

## HOUSE BATHROOM

Furnished with modern contemporary style suite, with wash hand basin set in vanity unit, low flush WC, panelled bath, separate shower cubicle, down lighting to the ceiling, electric shaver point and tiling, chrome heated towel rail.

## BEDROOM TO THE FRONT

13' 7" x 13' 11" (4.16m x 4.26m)

With dual aspect windows being mullioned, with open views, useful storage cupboard, single panel radiator.

## BEDROOM TO FRONT

18' 2" x 12' 0" (5.54m x 3.66m)

Having original wood flooring, mullioned window with double panel radiator.

## SECOND FLOOR ATTIC ROOMS

Stairs lead to second floor attic rooms; comprising...

## ATTIC ROOM ONE

14' 10" x 17' 5" (4.54m x 5.32m)

Having gable feature window and giving access to...

## MIDDLE ATTIC ROOM

22' 11" x 11' 9" (7.01m x 3.60m)

With central heating radiator and giving access to...

## FURTHER ATTIC ROOM

14' 9" x 17' 4" (4.52m x 5.3m)

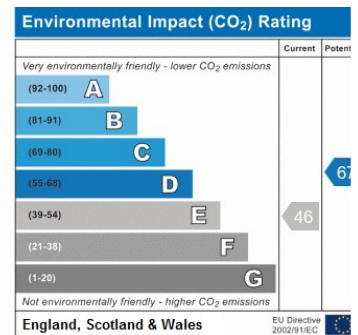
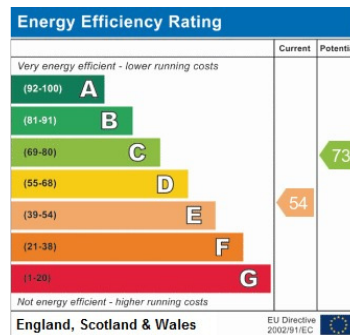
With gable window. This floor offers a tremendous amount of potential.

## OUTSIDE

The property can be found at the top of church lane, taking an immediate left in front of the church, down a private driveway where the old vicarage can be found at the end of the drive. With driveway providing ample off street parking and turning area, with stone built detached garaging, formal mature lawned gardens to three sides with Yorkshire stone patio area, mature trees and shrubbery and original mulberry bush, useful outside cold water tap.

## PLEASE NOTE

The property has a hard wired smoke alarm and burglar alarm.















BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR



2ND FLOOR



Holroyd  
Miller  
Property Specialists

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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