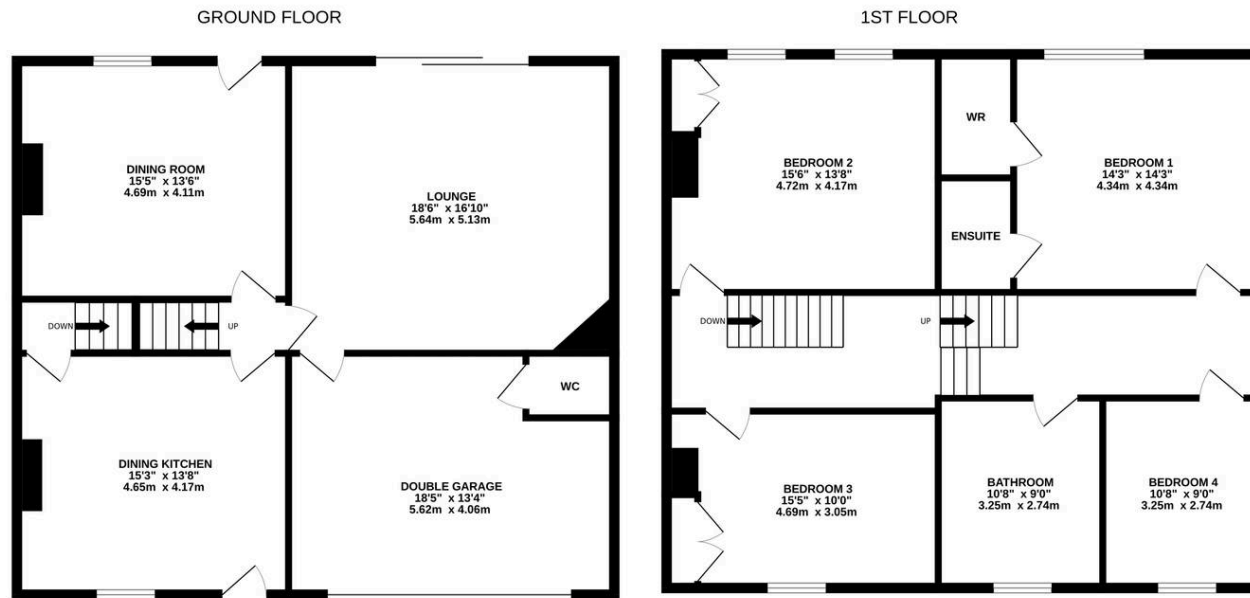




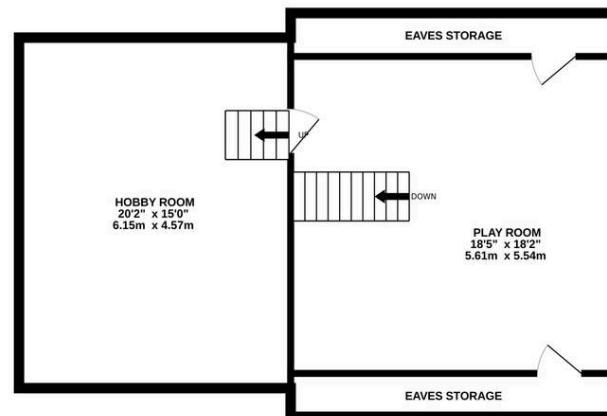
Fall Lane, East Ardsley

Wakefield

Offers in Region of **£325,000**



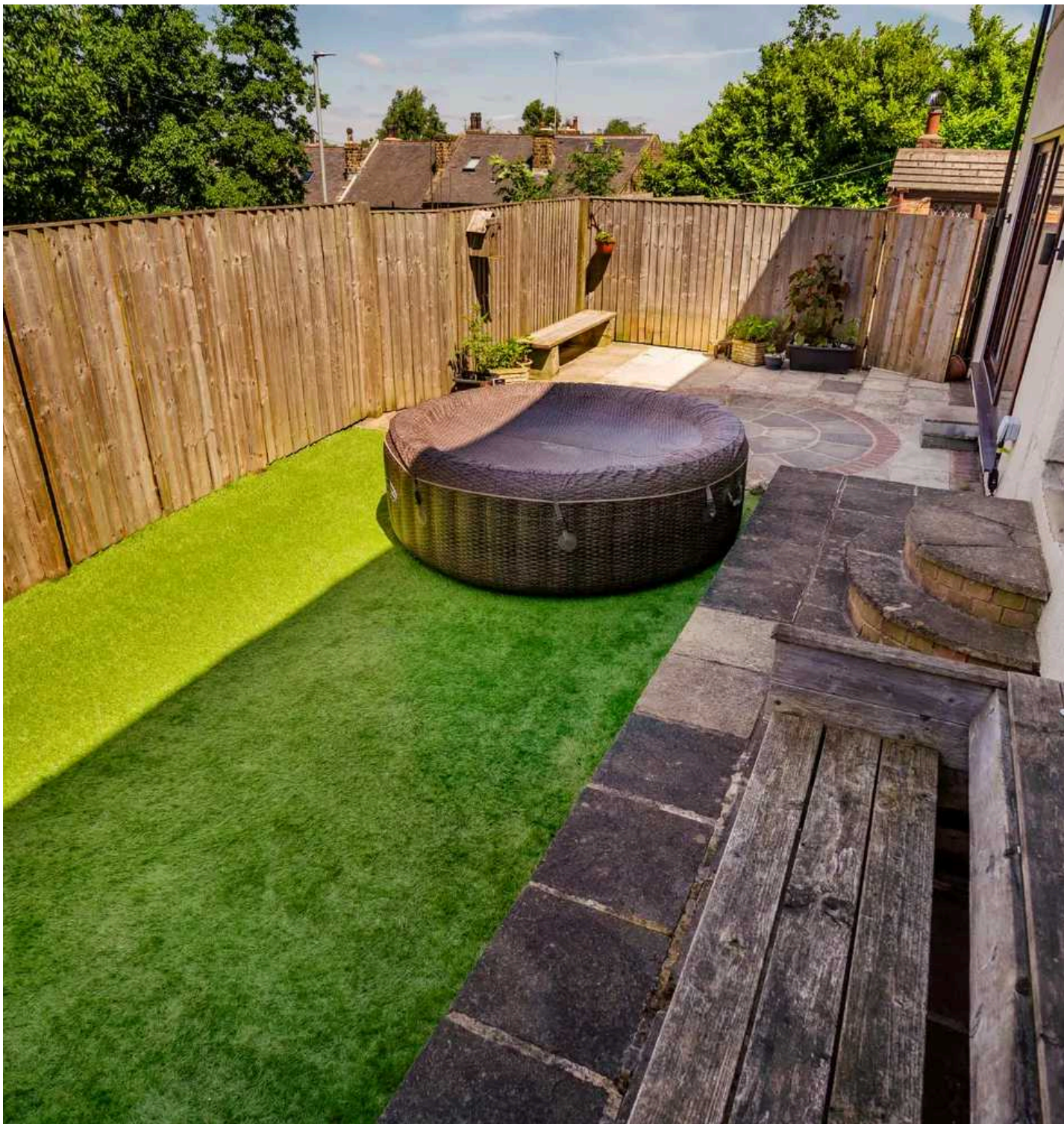
2ND FLOOR



FALL LANE

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.

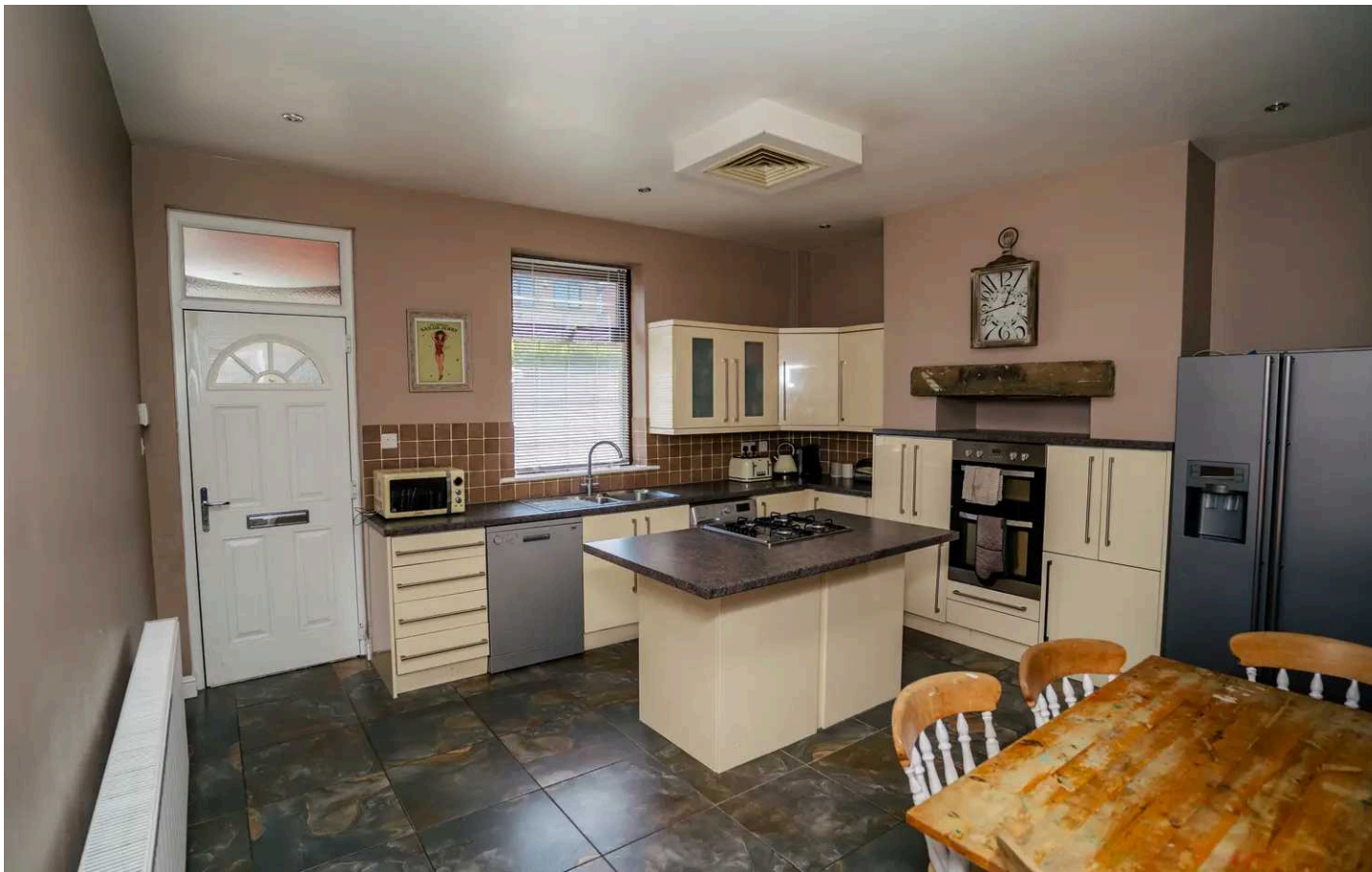
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Fall Lane

East Ardsley, Wakefield

A SUPERBLY APPOINTED, SEMI-DETACHED, FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. SITUATED IN THE POPULAR RESIDENTIAL VILLAGE OF EAST ARDSLEY THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND A SHORT DISTANCE FROM NEARBY AMENITIES. THE PROPERTY BOASTS PLEASANT OPEN ASPECT VIEWS TO THE FRONT, LARGE RECEPTION ROOMS AND DRIVEWAY LEADING TO THE INTEGRAL DOUBLE GARAGE. The property accommodation briefly comprises of open-plan dining-kitchen, inner vestibule, formal dining room, spacious lounge with patio doors leading to the rear garden and the integral double garage with downstairs WC to the ground floor and a cellar. To the first floor there are four double bedrooms and the house bathroom, with the principal bedroom having en-suite shower room and walk-in wardrobe. To the second floor there are two spacious and versatile rooms currently utilised as a playroom and hobby room. Externally there is a driveway to the front and to the rear is a low maintenance garden with flagged patio area and artificial lawn.



ENTRANCE/DINING KITCHEN

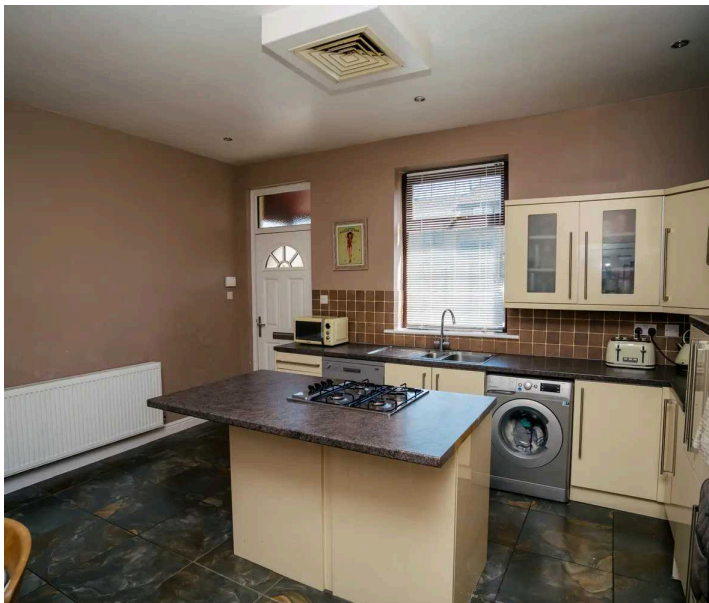
15' 3" x 13' 8" (4.65m x 4.17m)

Enter into the property through a double glazed composite front door with obscured glazed inserts into the open plan dining kitchen. As the photography suggests, the open plan dining kitchen room enjoys a great deal of natural light which cascades through the double glazed window to the front elevation. There is attractive tiled flooring, inset spotlighting to the ceilings, a radiator, and there are multi panel doors which provide access to a vestibule leading to the lower ground floor and an inner vestibule which then proceeds onto the formal dining room, lounge and the staircase rising to the first floor.

KITCHEN

15' 3" x 13' 8" (4.65m x 4.17m)

The kitchen features a wide range of fitted wall and base units with high gloss cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring gas hob with ceiling mounted extractor hood over, a built in waist level double oven and there is plumbing and provisions for an automatic washing machine and dishwasher. The kitchen benefits from tiling to the splash areas, obscured glazed display cabinets, soft closing doors and drawers and the focal points of the dining kitchen room is the breakfast island which has cupboards beneath and provides ample space for informal dining.



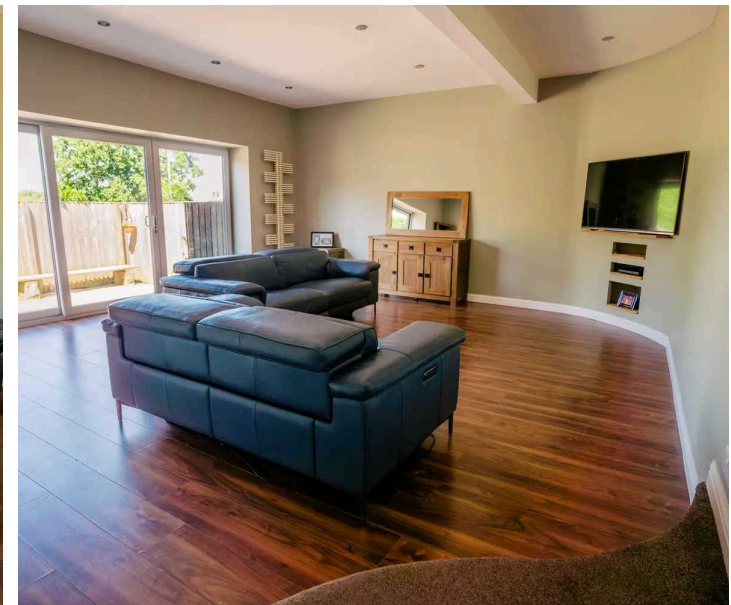
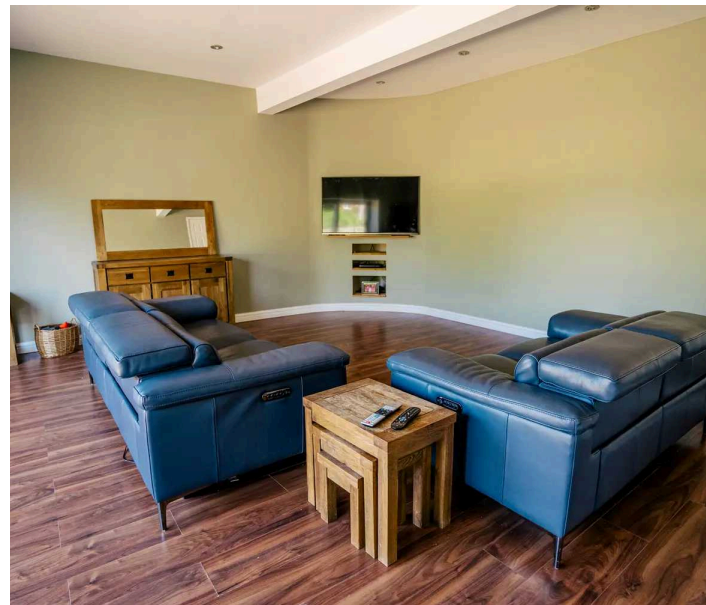
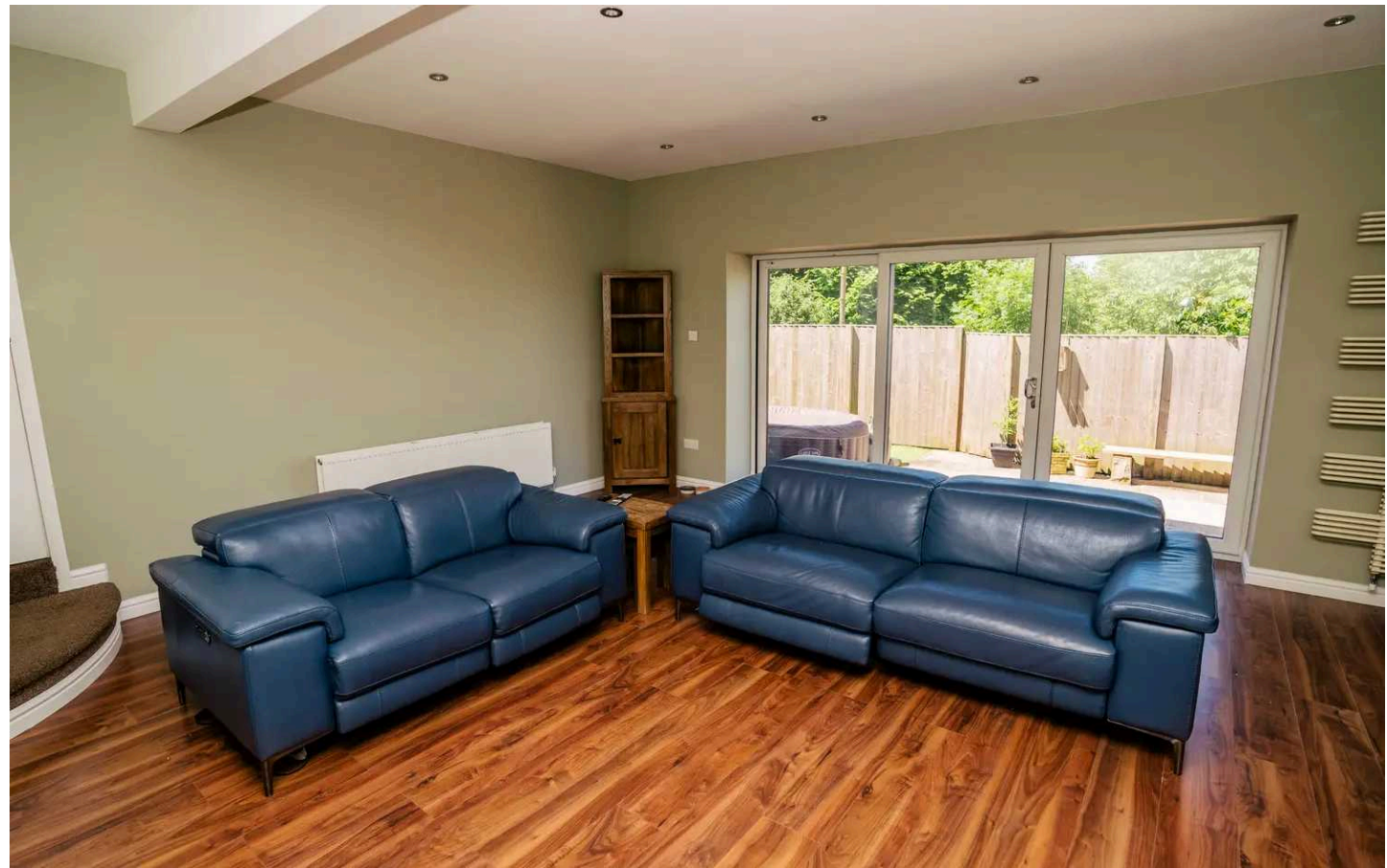
INNER VESTIBULE

The inner vestibule features decorative coving to the ceilings, a carpeted staircase rises to the first floor and there are multi panel timber doors which provide access to the formal dining room and the spacious lounge.

LOUNGE

18' 6" x 16' 10" (5.64m x 5.13m)

The lounge is a fabulous, proportioned reception room which enjoys a great deal of natural light with a bank of double glazed sliding patio doors and adjoining window to the rear elevation which provides direct access to the gardens and provides a pleasant tree lined outlook. There is laminate flooring, inset spotlighting to the ceilings, a radiator, wall mounted horizontal ladder style radiator and there is a fabulous, curved feature wall with recessed shelving for a media unit. The lounge also has a door providing access to the integral double garage.



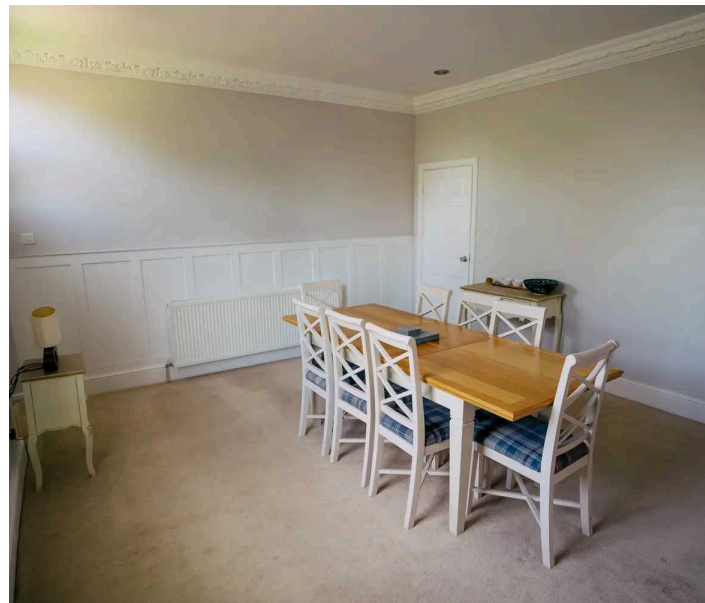
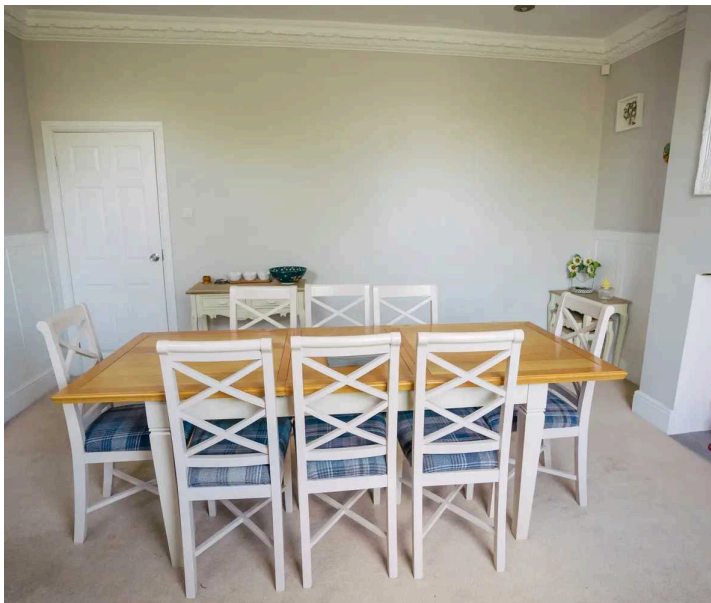


FORMAL DINING ROOM

15' 5" x 13' 6" (4.69m x 4.11m)

The formal dining room is a versatile space and can be utilised as a family room, a superb home office space. The room is decorated to a high standard and features ornate cornicing to the ceilings, decorative dado wall panelling, deep skirting boards and inset spotlighting to the ceilings.

Additionally, there is an obscured glazed door with obscured glazed inserts to the rear elevation, a double glazed window to the rear elevation providing pleasant views across the property's rear gardens and the focal point of the room is the recessed decorative fireplace with an attractive slate tiled hearth.



DOUBLE GARAGE

18' 5" x 13' 4" (5.62m x 4.06m)

The double garage features an electric remote controlled roller shutter door. There is lighting, remote sensor strip lighting and power in situ, and it also houses the property wall mounted boiler. There is mezzanine storage, a radiator and a multi panel door provides access to the downstairs W.C.

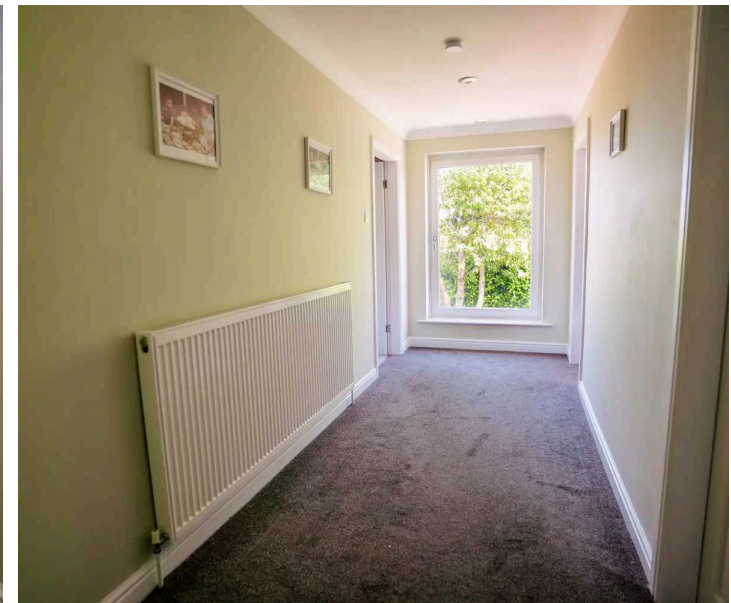
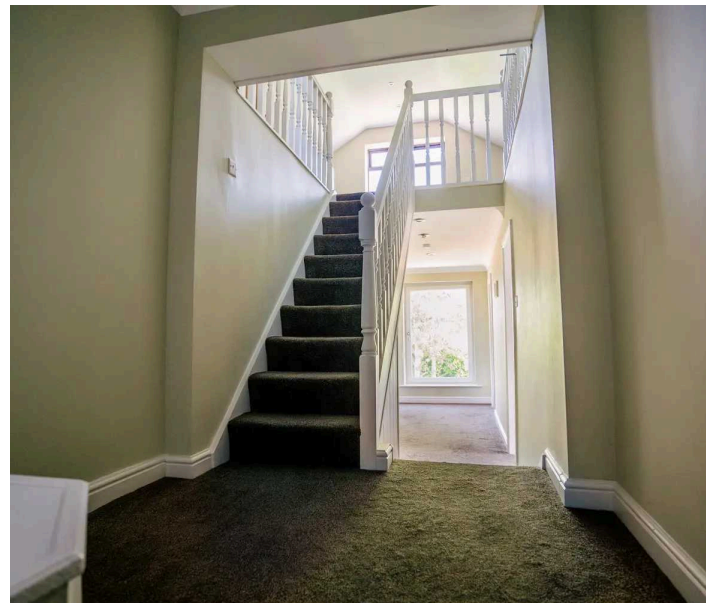
DOWNSTAIRS W.C

The downstairs W.C features a modern contemporary two piece suite which comprises of a low level W.C with push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is high quality flooring, high gloss brick effect tiling to dado height with an attractive chrome trim, a horizontal ladder style radiator, a ceiling light point and there are provisions for an extractor fan.



FIRST FLOOR LANDING

Taking the staircase from the inner vestibule you reach the first floor landing which has multi panel doors providing access to four well proportioned double bedrooms, the family bathroom and a further staircase rising to the second floor. There is inset spotlighting to the ceilings, double glazed window to the side elevation, decorative coving, two radiators and a useful understairs cupboard beneath the staircase rising to the second floor.

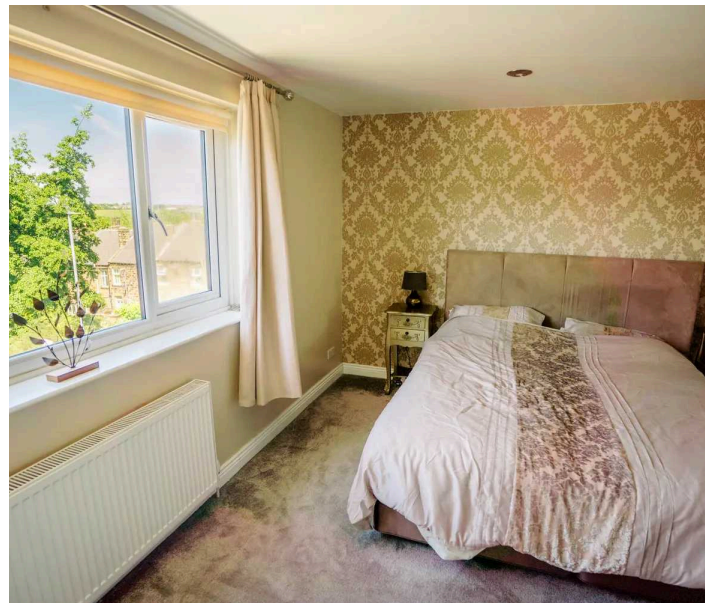
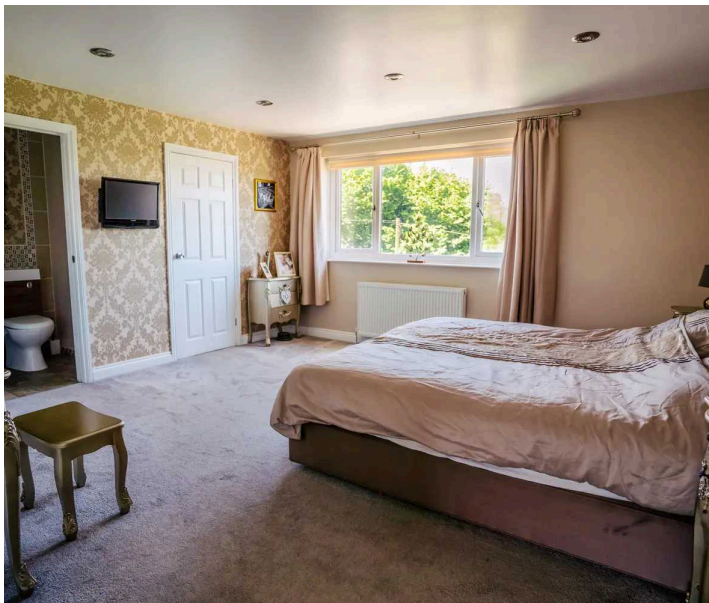




BEDROOM ONE

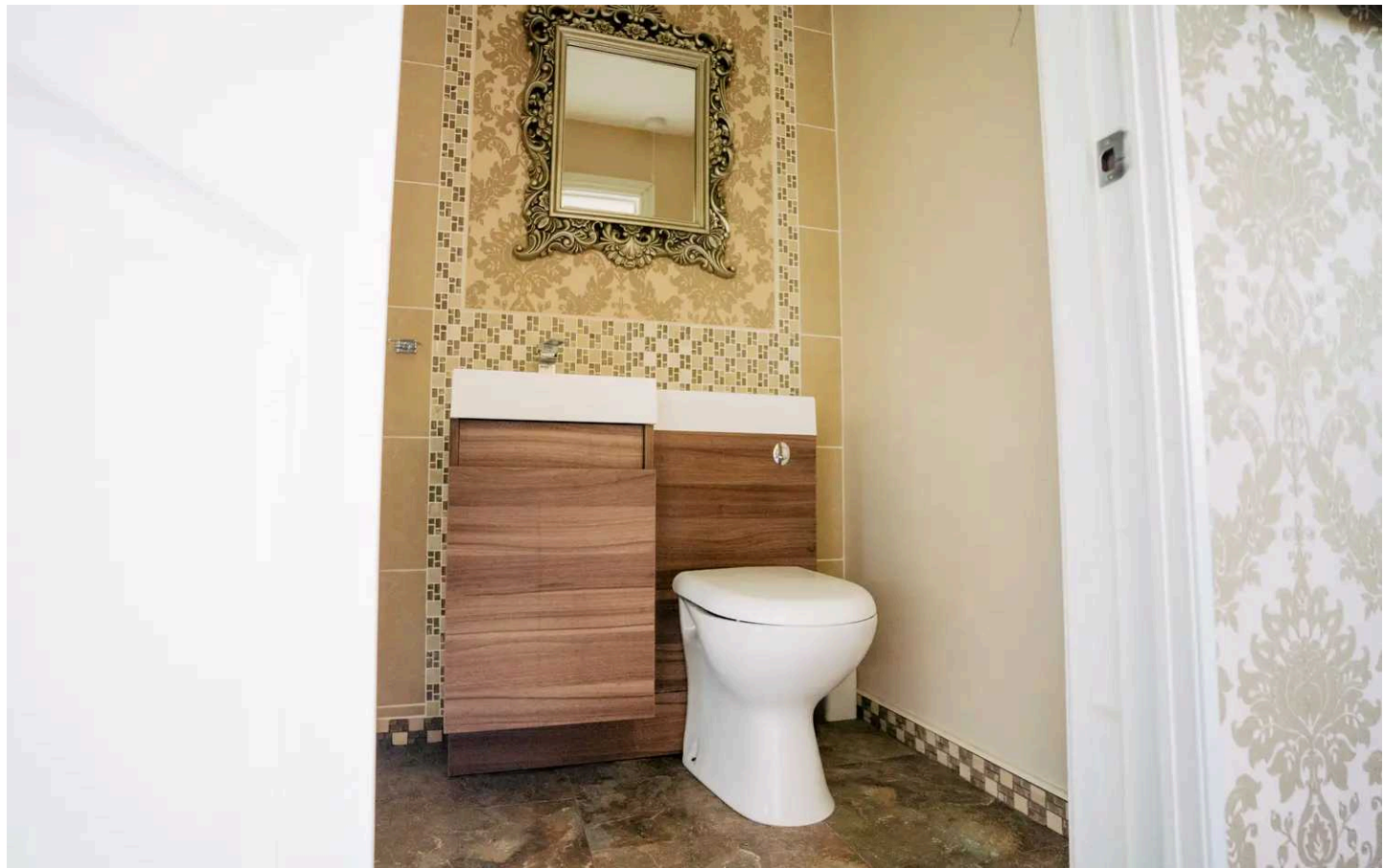
14' 3" x 14' 3" (4.34m x 4.34m)

As the photography suggests bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation which has pleasant open aspect views over roof tops and into the distance. There is inset spotlighting to the ceilings, a radiator and multi panel doors providing access to the walk in wardrobe and en-suite shower room.



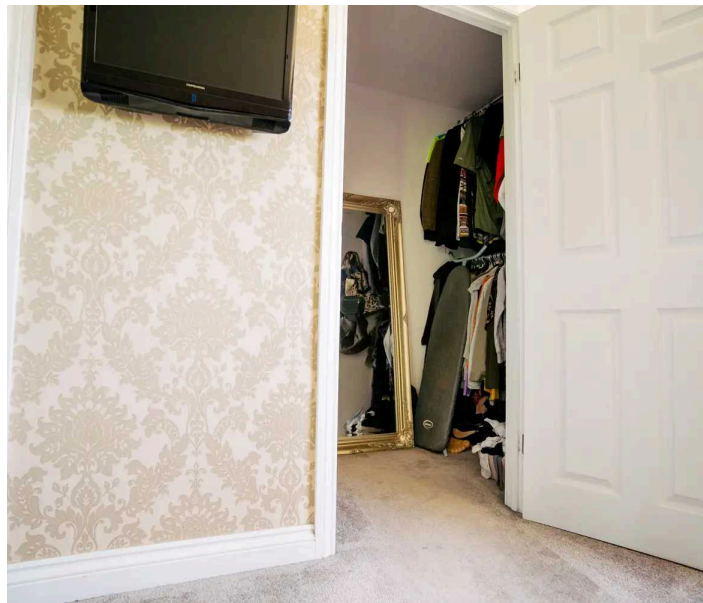
BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a modern contemporary three piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a broad wash hand basin with cascading waterfall mixer tap above and vanity cupboard beneath which incorporates a low level W.C with concealed cistern and push button flush. There is high quality tiled flooring, tiling to the splash areas, inset spotlighting to the ceilings and an extractor vent.



BEDROOM ONE WALK IN WARDROBE

The walk in wardrobe features lighting and power, a television point, and there are hanging rails and shelving in situ.

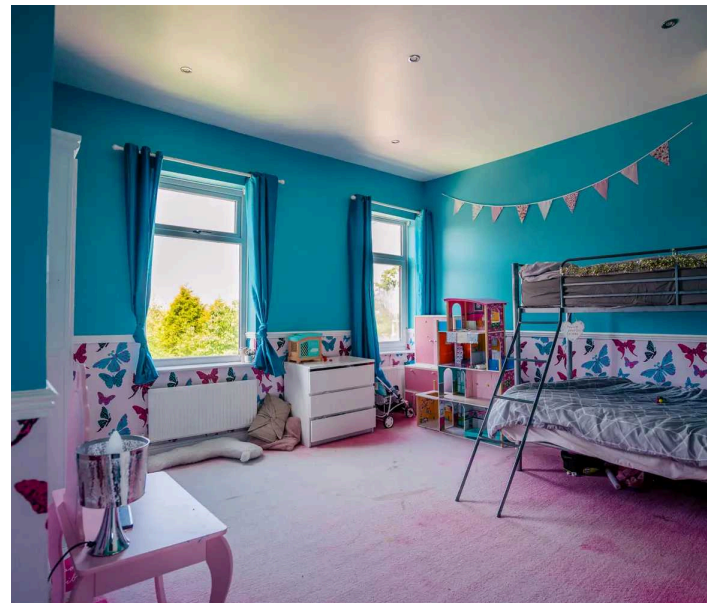
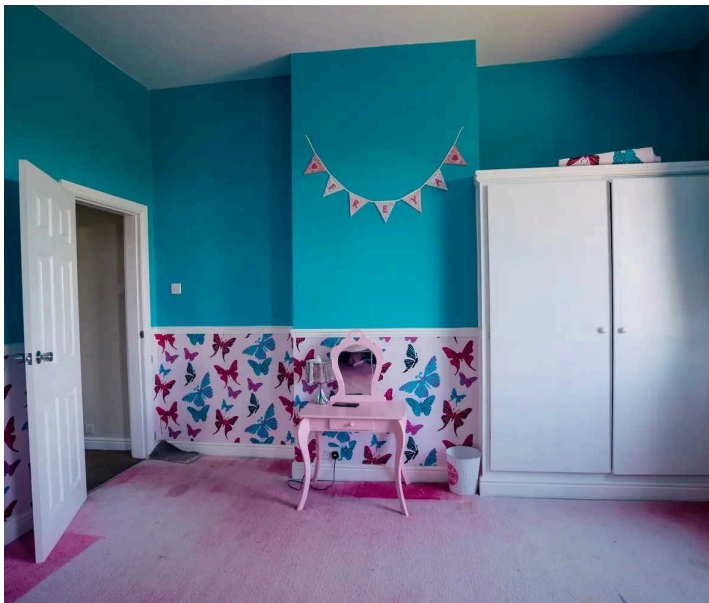




BEDROOM TWO

15' 6" x 13' 8" (4.72m x 4.17m)

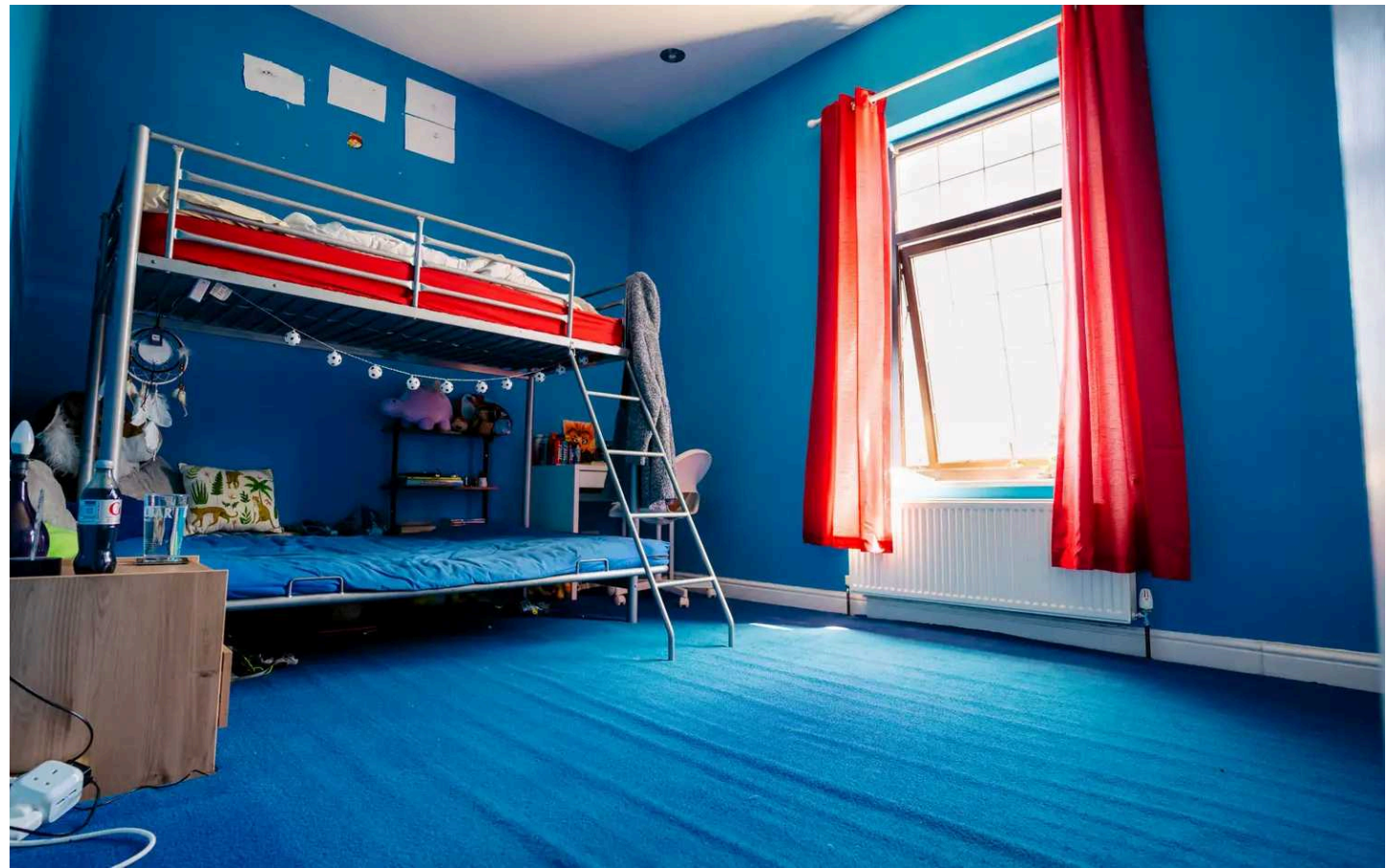
Bedroom two again, is a generous proportioned light and airy double bedroom which features two double glazed windows to the rear elevation which take full advantage of the elevated position of the property with panoramic open aspect views. There is a decorative dado rail, inset spotlighting to the ceilings, a radiator and a bank of fitted wardrobes with hanging rails and shelving in situ.



BEDROOM THREE

15' 5" x 10' 0" (4.69m x 3.05m)

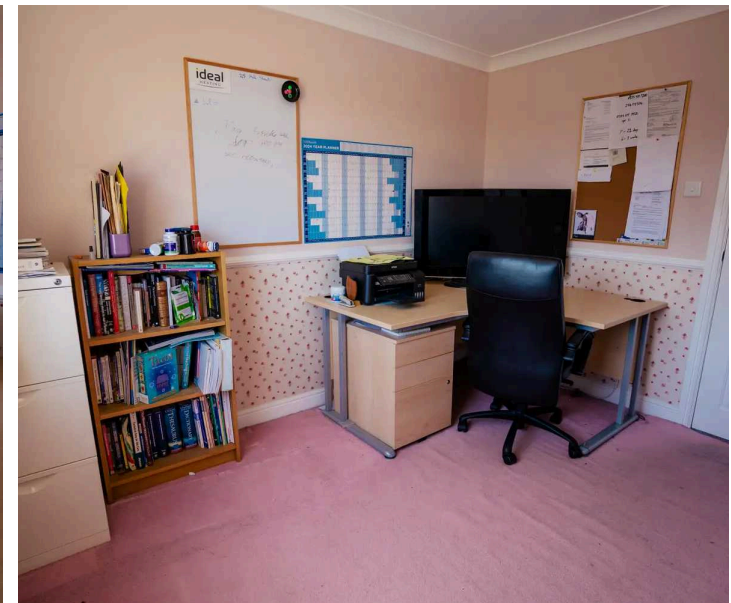
Bedroom three is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is ample space for freestanding furniture to the front elevation providing the room with a great deal of natural light and there is inset spotlighting to the ceilings, a radiator and a bank of fitted wardrobes with hanging rails and shelving.



BEDROOM FOUR

10' 8" x 9' 0" (3.25m x 2.74m)

Bedroom four is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. There is a bank of windows to the front elevation, a radiator, inset spotlighting, decorative dado rail and decorative coving to the ceilings.





HOUSE BATHROOM

10' 8" x 9' 0" (3.25m x 2.74m)

The family bathroom is sure to impress with a five piece suite which comprises of a quadrant style shower cubicle with thermostatic shower, a low levelled W.C with push button flush, twin wall hung wash hand basins and a double ended claw foot roll top bath. There is attractive vinyl tile effect flooring, attractive tiling to the walls to dado height, inset spotlighting to the ceilings and two chrome ladder style radiators. Additionally, there is a double glazed window with obscured glass to the front elevation with tied sill and a fitted vanity mirror.

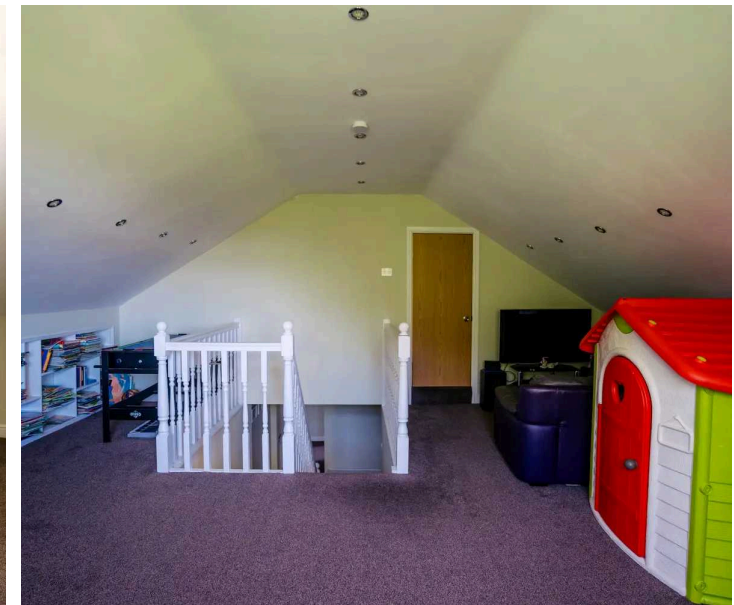


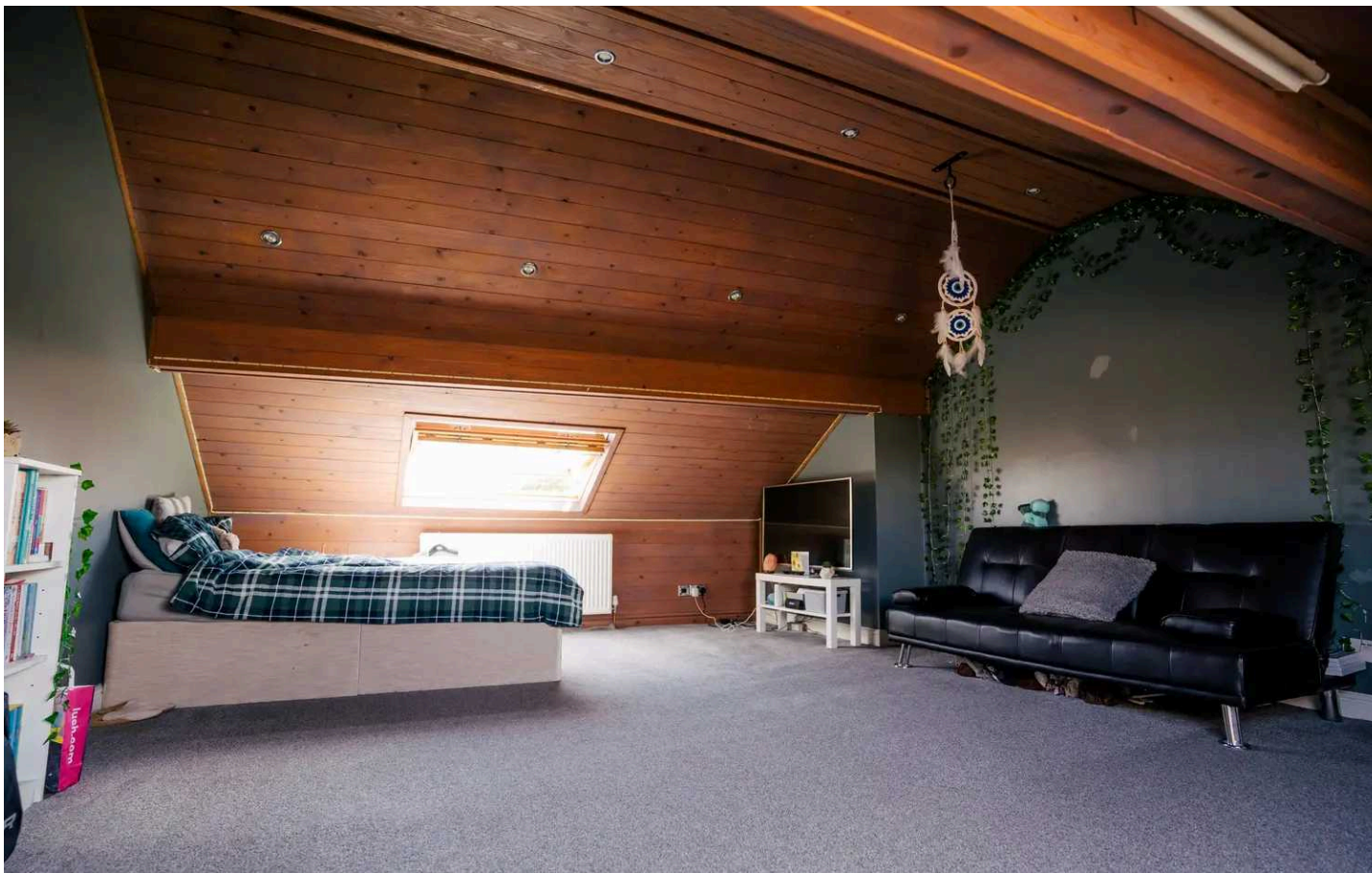
SECOND FLOOR

PLAYROOM

18' 5" x 18' 2" (5.61m x 5.54m)

Taking the staircase from the first floor landing, you reach a versatile and spacious room which has a variety of uses and is currently utilised as a playroom/games room. There is inset spotlighting to the ceilings, a double glazed window to the side elevation which provides a fantastic open aspect view over rooftops and there is a radiator, fitted shelving under the eaves and further useful storage which is accessed via timber doors and an oak door then provides access to a hobby room.

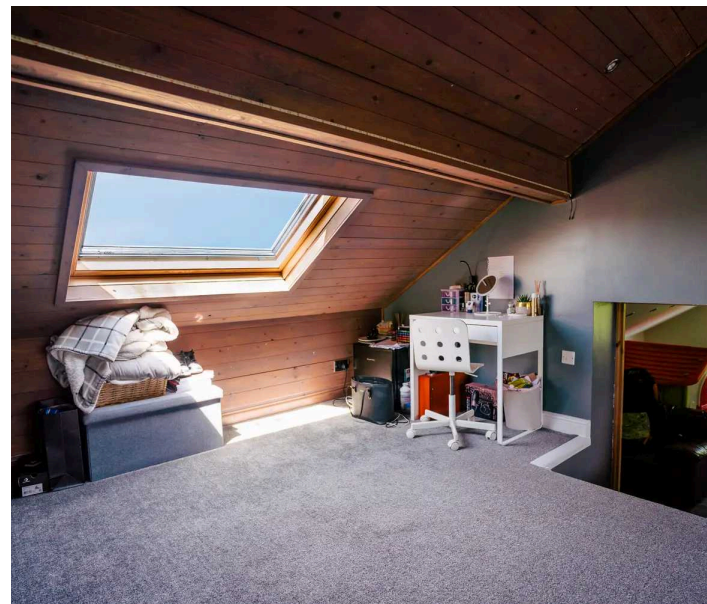
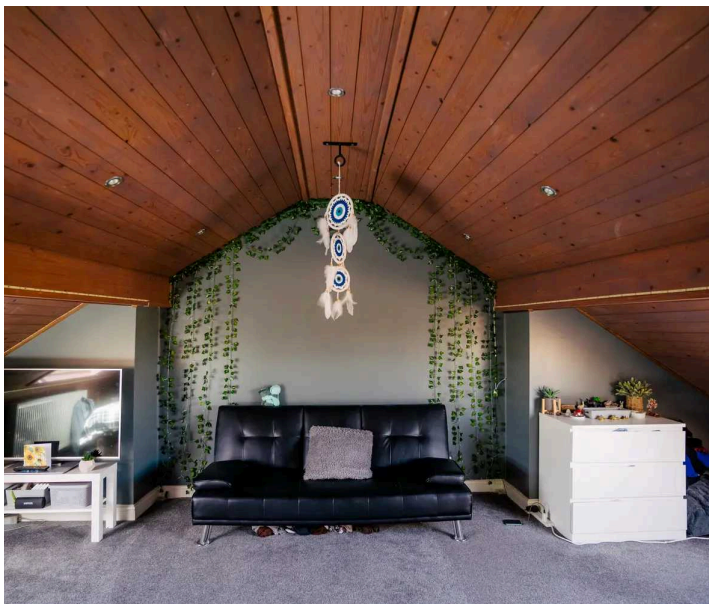




HOBBY ROOM

20' 2" x 15' 0" (6.15m x 4.57m)

The hobby room is accessed from the playroom and approached via a short stairwell. As the photography suggests, this is a versatile and multi-purpose space which enjoys a great deal of natural light with dual aspect double glazed skylight windows to the rear elevations, both of which provides pleasant open aspect views into the distance. There is a timber panelled ceiling with inset spotlighting, and a radiator.



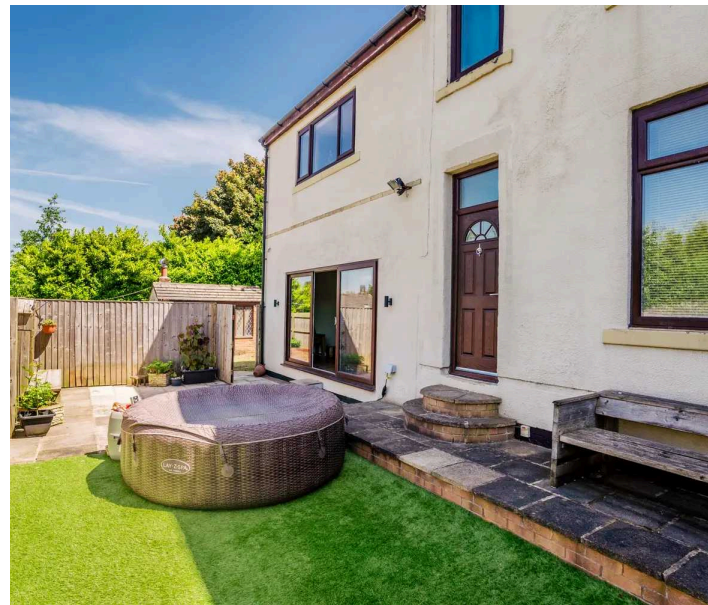
CELLAR

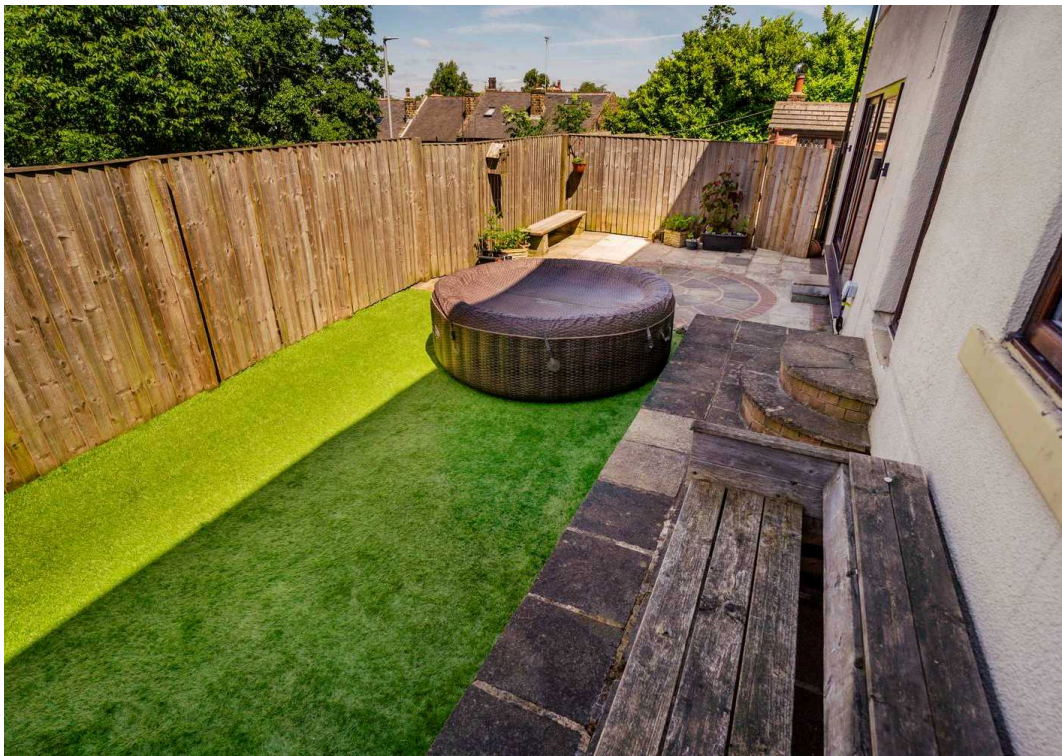
15' 5" x 13' 6" (4.69m x 4.11m)

The cellar is a useful space for additional storage, it has lighting and power in situ.

EXTERNAL

Externally there is a driveway to the front and to the rear is a low maintenance garden with flagged patio area and artificial lawn.





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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