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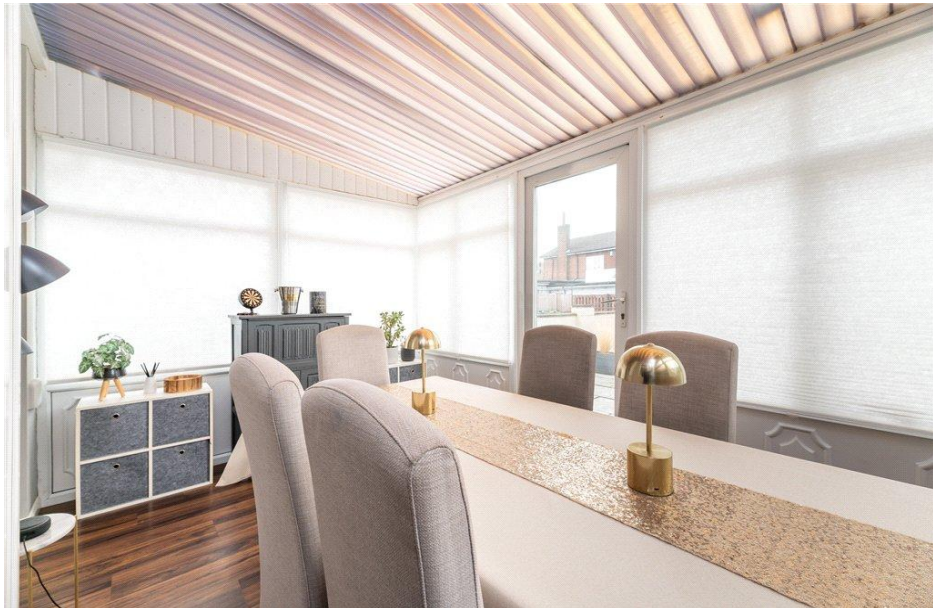
19 Common Lane, East Ardsley, Wakefield, WF3 2EP

A deceptively spacious mid-terrace property ideally situated in a popular residential area with good local amenities and easy motorway access. Having accommodation arranged over three floors plus a cellar it would be ideal for first-time buyers or growing families.

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dacres.co.uk

19 Common Lane, East Ardsley, Wakefield, West Yorkshire, WF3 2EP

Asking Price: £199,995



General Remarks

This beautifully presented through-terrace house is tastefully decorated throughout, having Karndean flooring to the dining kitchen and wooden shutters to the front windows it is ready to move straight in to. A viewing is essential to fully appreciate everything this fabulous property has to offer.

The ground floor accommodation comprises; - front entrance opening into a spacious living room with a wood burner inset to the fireplace, large dining kitchen with access to the cellar and a conservatory opening to the rear garden.

The well-appointed kitchen has fitted wall and base units, ample worktop space, centre island with fitted wine fridge, integrated appliances include- fridge, freezer, washing machine, dishwasher and microwave. Included with the sale is the range style ' Countrychef' with an eight-ring gas hob, double oven and grill.

On the first floor there are two double bedrooms, the spacious main bedroom is front facing and benefits from having fitted wardrobes. The bathroom is part-tiled and has a white three-piece suite comprising; - rolltop bath with shower attachment and shower curtain, WC and wash basin.

The second floor is accessed via a fixed staircase and is suitable for a wide variety of different uses including - occasional bedroom, office, playroom or home cinema room.

The cellar is accessed from the dining kitchen and offers a useful storage space; currently split into two rooms it has potential for further development.

Externally, to the front of the property there is a small, low maintenance garden which sets the property back from the road and provides a degree of privacy. The larger rear garden is fully enclosed and is all Indian stone which provides an ideal space for relaxing, enjoying a barbecue and off-street parking. the garden shed is included with the sale.

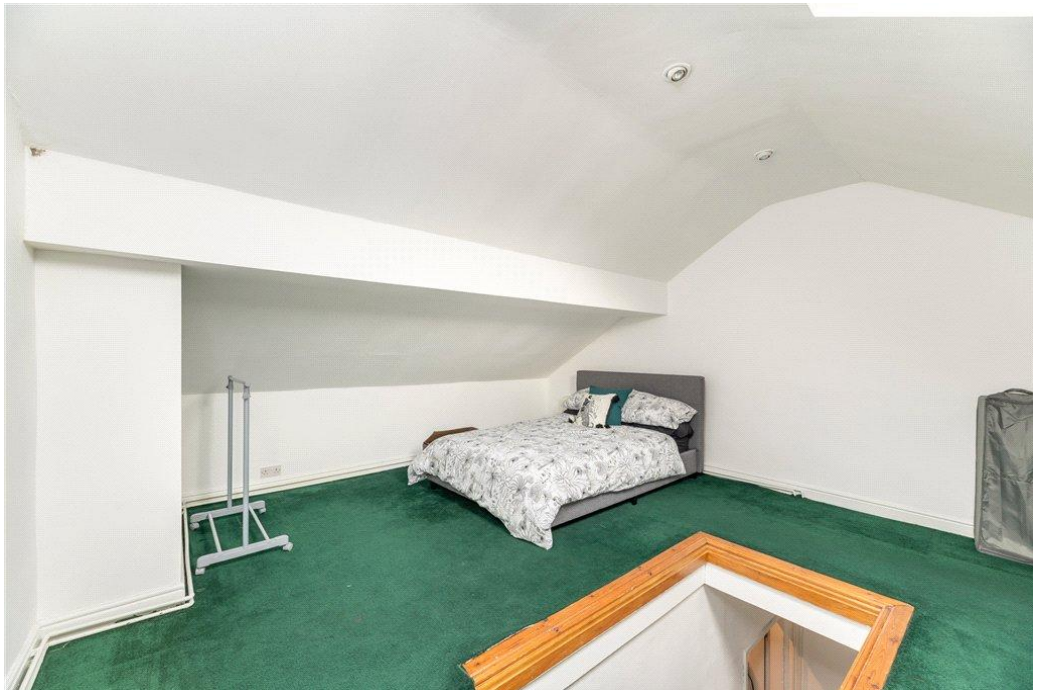



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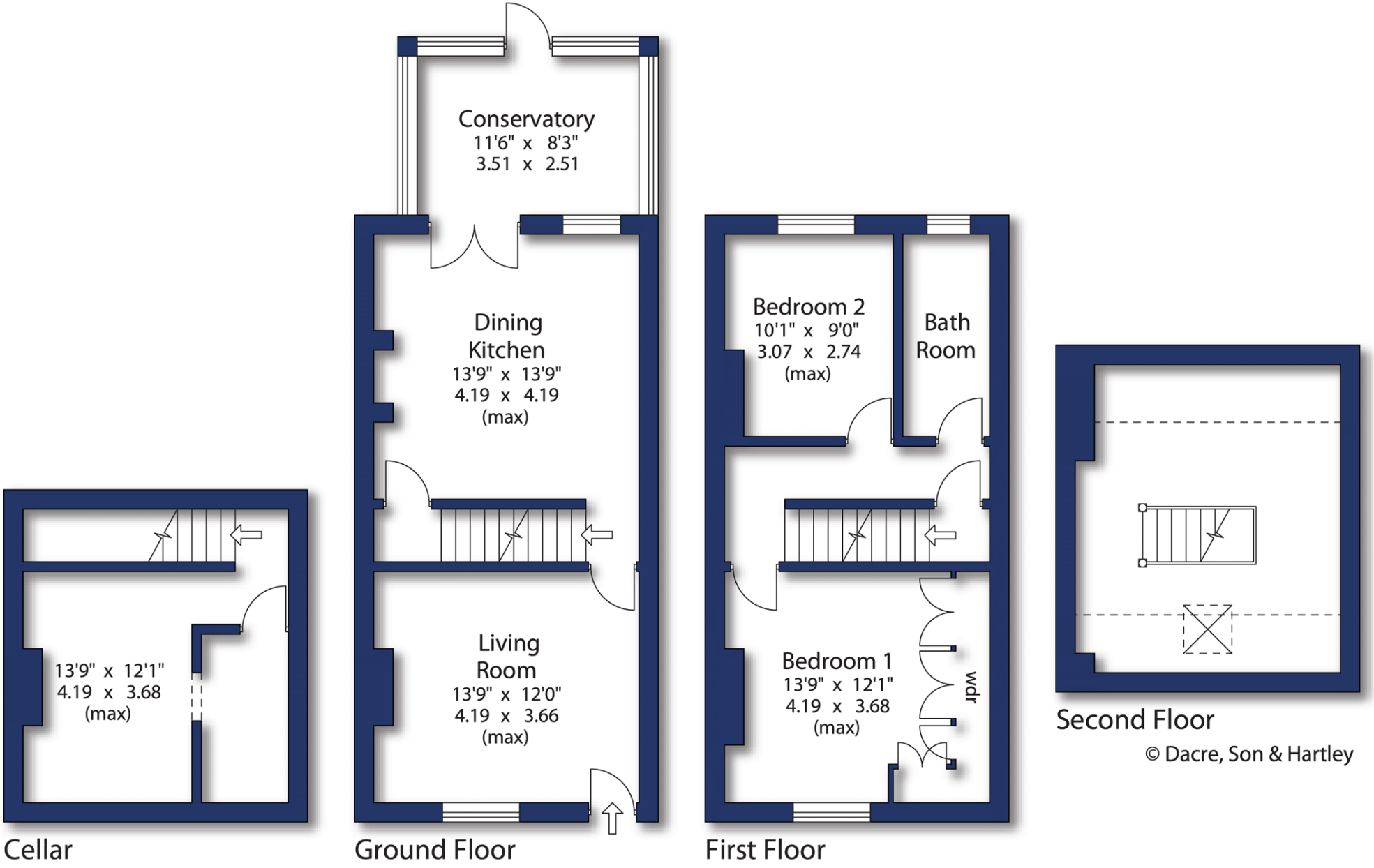








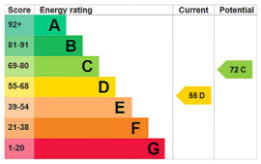
Floorplans



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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

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Call 0113 322 6333 or email
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