



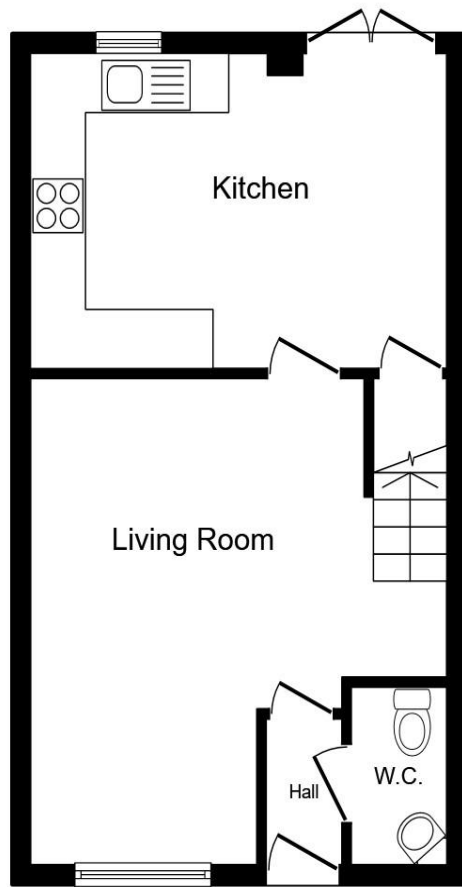
**Chase Lane, East Ardsley Wakefield WF3 2GL**

**welcome to**

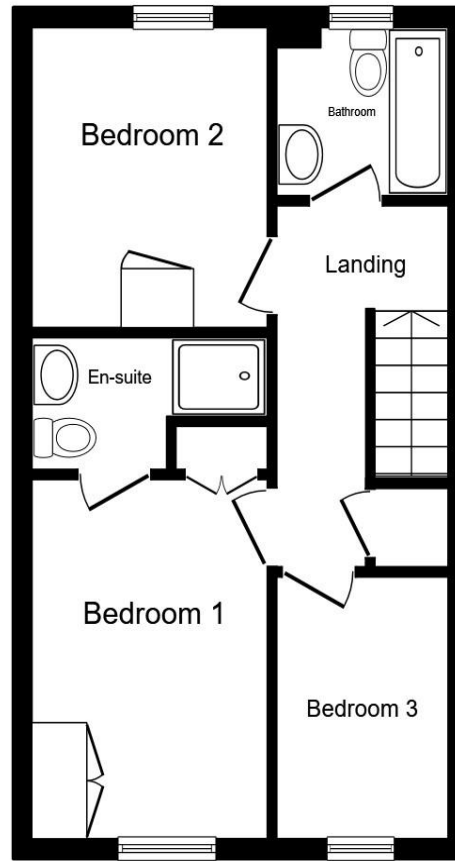
**Chase Lane, East Ardsley Wakefield**

This bright, airy, and spacious three-bedroom semi-detached home on the ever-popular Chase Lane in East Ardsley is ready to move straight into, making it an ideal choice for families, first-time buyers, or professionals alike. CHAIN FREE!!





**Ground Floor**



**First Floor**

**Lounge**

16' 1" max x 15' max ( 4.90m max x 4.57m max )

**Kitchen**

10' 1" max x 14' 10" max ( 3.07m max x 4.52m max )

**Bedroom 1**

8' 1" max x 11' 1" max ( 2.46m max x 3.38m max )

**Bedroom 2**

8' 1" max x 10' max ( 2.46m max x 3.05m max )

Total floor area 74.8 m<sup>2</sup> (805 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Chase Lane, East Ardsley Wakefield

- Landscaped Rear Garden
- Three bedroom semi detached home
- Master Bedroom with En-Suite
- Off-Road Parking for Two Cars
- Excellent Access to Leeds & Wakefield

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over  
**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK128267 - 0008

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