



00 Church Lane Avenue, Wakefield, WF1 2JU Offers in excess of £140,000

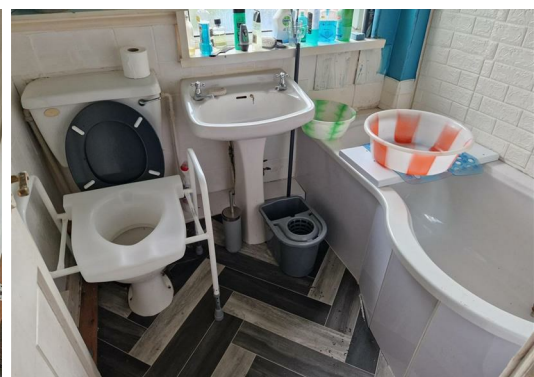
**** ATTENTION INVESTORS ** SOLD WITH A TENANT IN SITU**

Welcome to this charming semi-detached house located in the sought-after Newton/Stanley area of North Wakefield. This property, built in 1930, offers a generous 1,152 sq ft of living space, perfect for a growing family. With four bedrooms and one reception room, there is ample space for all your needs. -Currently adapted to two apartments.

Situated on Church Lane Avenue, this property boasts a traditional British charm that is sure to captivate you. The house is currently configured as two separate apartments, offering versatility and potential for various living arrangements. Whether you are looking for a spacious family home or considering an investment opportunity, this property has the flexibility to suit your needs.

The Newton/Stanley area is known for its peaceful surroundings and friendly community, providing a tranquil environment to call home. With two bedrooms in one apartment and an additional bedroom in the other.

Don't miss the chance to own a piece of history in this well-established neighbourhood. This property presents a unique opportunity to create your dream home in a desirable location. Contact us today to arrange a viewing and discover the endless possibilities that this charming house has to offer.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

