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 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

Wakefield office 01924 291294,  
 Pontefract & Castleford office 01977 798844  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 127 Flanshaw Lane, Wakefield, WF2 9JF

**For Sale Freehold £115,000**

An ideal property for the buy to let investor is this two bedroom terrace property to be sold with tenant in situ, currently achieving a rental income of £625pcm, benefitting from gas central heating and UPVC double glazing.

The property comprises of lounge, kitchen and cellar. To the first floor there are two bedrooms and a house bathroom/w.c. Externally, the property has a low maintenance garden to the front.

The property is well placed to local amenities including shops and schools with local bus routes nearby and has great access to the motorway network.

An early viewing comes highly recommended.

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## ACCOMMODATION

### LOUNGE

13'0" x 12'1" [3.98m x 3.69m]

UPVC double glazed window to the front, gas central heating radiator, coving to the ceiling, picture rail, electric fire with modern surround and door leading through into the kitchen.

### KITCHEN

12'8" x 8'7" [3.87m x 2.62m]

Wall and base units with work surface over, stainless steel sink and drainer. Integrated oven/grill, four ring electric hob, recess ceiling spotlights, drawers on base units and UPVC double glazed window and UPVC door to the rear. Gas central heating radiator, integrated fridge and plumbing for a washing machine. Boiler housed within kitchen. Door off down to the cellar and doorway off to first floor landing.



### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom/w.c. Loft access.

### BEDROOM ONE

13'1" x 11'11" [4.01m x 3.64m]

UPVC double glazed window to the front, gas central heating radiator and coving to the ceiling.



### BEDROOM TWO

7'8" max x 8'11" max [2.35m max x 2.74m max]

UPVC double glazed window to the rear, central heating radiator, laminate flooring and fitted wardrobe.



### BATHROOM/W.C.

4'9" x 5'8" [1.46m x 1.74m]

Low flush w.c., pedestal wash basin, panelled bath and part tiled walls. UPVC double glazed frosted window to the rear and door to airing cupboard.



## OUTSIDE

Low maintenance flagged garden to the front, with off street parking for one vehicle.

## PLEASE NOTE

The images incorporating within this particulars are not of a recent date.

## COUNCIL TAX BAND

The council tax band for this property is A.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.