



Bright Street, East Ardsley Wakefield WF3 2BQ

welcome to

Bright Street, East Ardsley Wakefield

PERFECT FTB/INVESTMENT opportunity, TWO bedroom MID THROUGH TERRACE with a further LOFT ROOM, LIVING ROOM, KITCHEN/DINER, BASEMENT CELLAR, HOUSE BATHROOM and ENCLOSED PAVED GARDEN. Having good access to motorway links, providing easy access to both Leeds and Wakefield.

Entrance Hall

uPVC door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the lounge.

Lounge

15' x 12' 10" into recess (4.57m x 3.91m into recess)
uPVC double glazed window to the front, gas central heating radiator, gas feature fire with surround and hearth. Door leading to the kitchen and the basement cellar steps.

Kitchen/Diner

8' 2" x 15' 10" into recess (2.49m x 4.83m into recess)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven with gas hob and fitted extractor fan, integrated dishwasher and fridge, space for washing machine, gas central heating radiator, uPVC double glazed window to the rear and Composite door to the rear.

Basement Cellar

Ideal for storage.

First Floor Landing

Access to bedrooms one and two and house bathroom. Stairs leading to loft accommodation.

Bedroom One

10' 11" x 12' 10" into recess (3.33m x 3.91m into recess)
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

Bedroom Two

9' 4" x 8' 2" into recess (2.84m x 2.49m into recess)
uPVC double glazed window to the rear, gas central heating radiator, built-in wardrobe space.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the rear.

Loft Room

12' 9" x 14' 10" (3.89m x 4.52m)
Double glazed Skylight to the rear and having power and lighting.

Exterior

Lovely paved area to the rear of the property with wall and fence boundaries. On street parking.





view this property online williamhbrown.co.uk/Property/MLY110405



welcome to

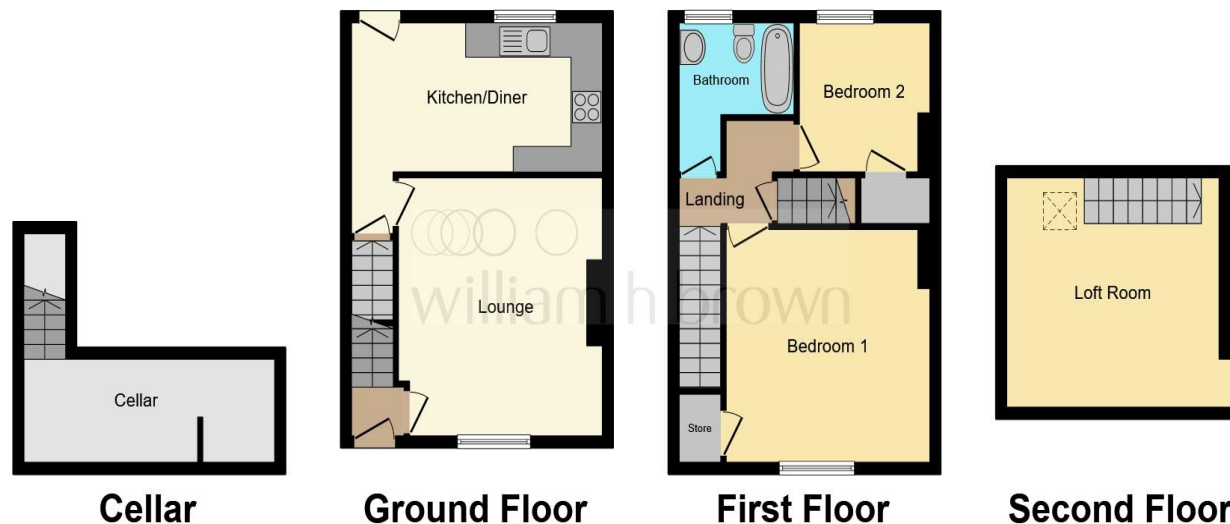
Bright Street, East Ardsley Wakefield

- Two bedroom through mid terrace accommodation
- Perfect FTB/investment opportunity
- Loft room
- Basement cellar
- Enclosed paved garden

Tenure: Freehold EPC Rating: E

offers in the region of

£160,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/MLY110405



Property Ref:
MLY110405 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



williamhbrown.co.uk