



Gordon Street, East Ardsley Wakefield WF3 2BH

welcome to

Gordon Street, East Ardsley Wakefield

PERFECT FTB home, situated in East Ardsley and having good access to both Leeds and Wakefield City Centres, KITCHEN/DINER, LIVING ROOM, BASEMENT CELLAR, Two first floor bedrooms and HOUSE BATHROOM and a further SECOND FLOOR BEDROOM. ON STREET PARKING and PAVED GARDEN.

Kitchen/Diner

13' 11" x 14' 4" (4.24m x 4.37m)

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, part tiled walls, integrated washing machine and dishwasher, space for fridge freezer and oven, fitted extractor fan, gas central heating radiator, uPVC double glazed window and door to the front. Access to the basement cellar. Door leading to the staircase and further door leading into the living room.

Living Room

10' 11" x 14' 5" into recess (3.33m x 4.39m into recess)
uPVC double glazed window and door to the rear, gas feature fire, gas central heating radiator.

Basement Cellar

Ideal for storage.

First Floor Landing

Access to bedrooms one and two and the house bathroom and stairs leading to the second floor bedroom.

Bedroom One

10' 11" x 14' 6" into recess (3.33m x 4.42m into recess)
uPVC double glazed window to the rear and gas central heating radiator.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)

uPVC double glazed window to the front and gas central heating radiator.

Second Floor Bedroom Three

18' 10" into recess x 14' 6" (5.74m into recess x 4.42m)
Double glazed skylight to the rear and front, eaves

storage.

House Bathroom

A modern fitted three piece bathroom suite comprising of bath, low level flush WC, wash hand basin with fitted drawers, fully tiled walls to all visible areas, chrome heated towel rail, uPVC double glazed window to the front.

Exterior

Paved garden to the rear with gated access and wall boundary.





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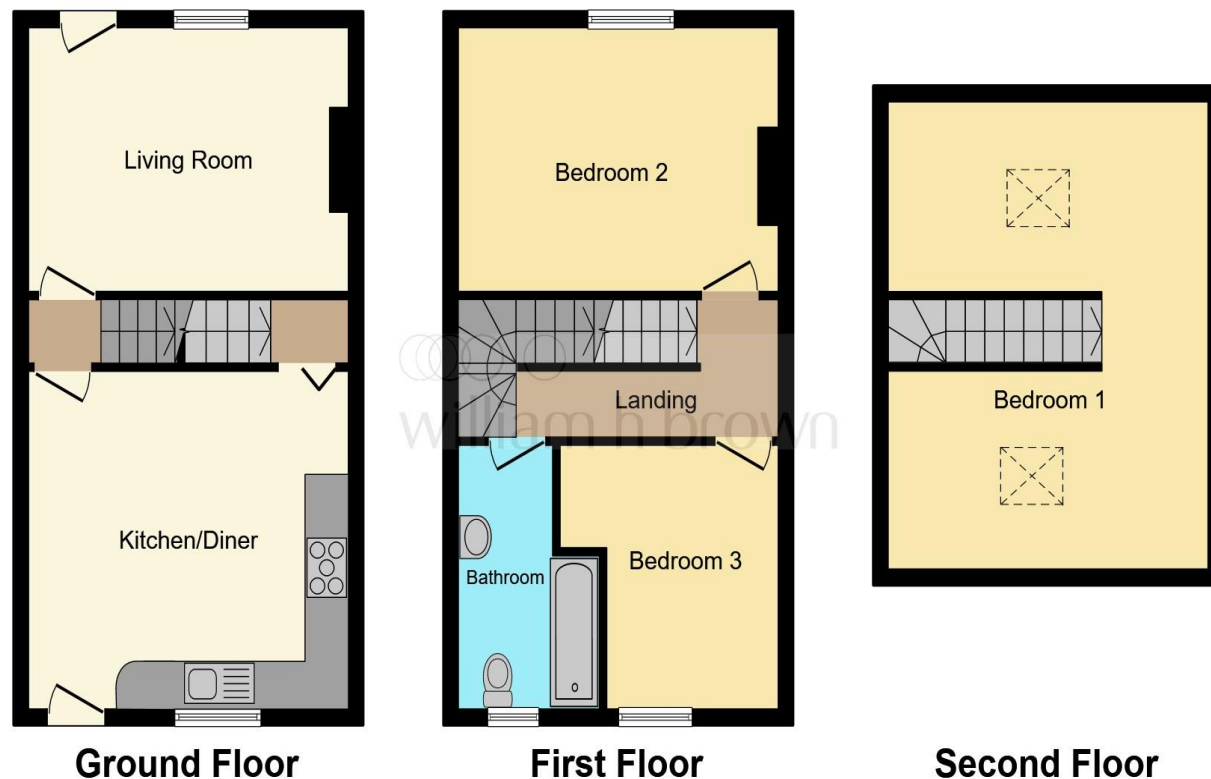
Gordon Street, East Ardsley Wakefield

- Three bedroom mid terrace accommodation
- Perfect FTB home
- Basement cellar
- Paved garden to the rear
- On street parking

Tenure: Freehold EPC Rating: D

offers over

£175,000



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

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MLY110578 - 0004

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