



Gordon Street, East Ardsley Wakefield WF3 2BH

welcome to

Gordon Street, East Ardsley Wakefield

PERFECT FTB/YOUNG COUPLE/INVESTMENT opportunity, NO ONWARD CHAIN, TWO bedroom MID THROUGH TERRACE accommodation with a LIVING ROOM, KITCHEN/DINER, BASEMENT CELLAR, TWO BEDROOMS, HOUSE BATHROOM, ENCLOSED PAVED GARDEN.

Kitchen/Diner

14' x 14' 5" (4.27m x 4.39m)

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, integrated oven with gas hob and fitted extractor fan, space for a washing machine, gas central heating boiler, gas central heating radiator, uPVC double glazed window and door to the front, door leading to the basement cellar and door leading through to the staircase and access through to the living room.

hand basin, gas central heating radiator, uPVC double glazed window to the rear.

Exterior

Enclosed paved garden with fence and wall boundaries.

Basement Cellar

Split into two sections, both having windows to the rear, ideal for storage.

Living Room

10' 9" x 14' 5" into recess (3.28m x 4.39m into recess)
uPVC double glazed window and door to the rear,
gas central heating radiator, gas feature fire.

First Floor Landing

Storage cupboard, loft access and access to both bedrooms and the house bathroom.

Bedroom One

10' 9" x 14' 5" into recess (3.28m x 4.39m into recess)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Two

10' 7" x 9' 7" (3.23m x 2.92m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash





view this property online williamhbrown.co.uk/Property/MLY110621



welcome to

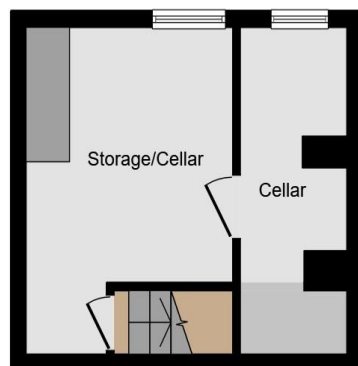
Gordon Street, East Ardsley Wakefield

- Two bedroom mid through terrace accommodation
- Perfect FTB/investment/young couple
- Basement cellar
- Enclosed paved garden
- Good access to motorway links

Tenure: Freehold EPC Rating: Awaiting

offers over

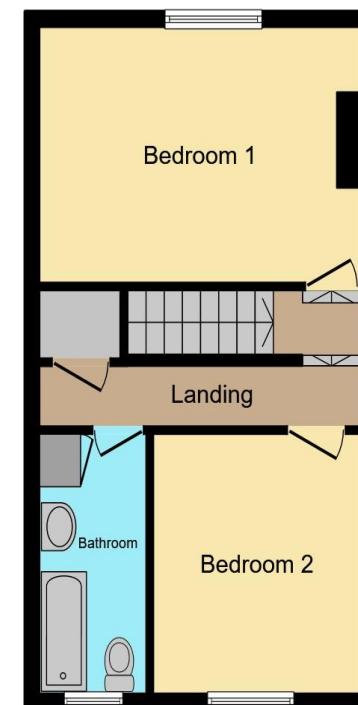
£150,000



Lower Ground Floor



Ground Floor



First Floor

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/MLY110621



Property Ref:
MLY110621 - 0005

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