



Parker Street, East Ardsley Wakefield WF3 2AF

welcome to

Parker Street, East Ardsley Wakefield

TWO bedroom END THROUGH TERRACE accommodation, PERFECT FTB/INVESTMENT opportunity, MODERN and WELL PRESENTED throughout, LIVING ROOM, FABULOUS KITCHEN/DINER with breakfast island, TWO BEDROOMS and a MODERN BATHROOM. LAWNED GARDEN to the rear with patio and decked areas.

Entrance Porch

Composite double glazed door to the front, uPVC double glazed window to the side, gas central heating radiator and door leading into the living room.

Living Room

13' 1" x 13' 8" (3.99m x 4.17m)

uPVC double glazed window to the front, gas central heating radiator, media wall with Bio ethanol fireplace and door leading through to the kitchen/diner.

Kitchen/Diner

14' 8" x 13' 7" (4.47m x 4.14m)

Has a modern 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, microwave, fridge/freezer , dishwasher and washing machine, breakfast island with gas hob, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear and a Composite double glazed door to the rear. Stairs leading to the first floor landing.

First Floor Landing

Gas central heating radiator. Access to both bedrooms and house bathroom.

Bedroom One

13' 1" x 13' into recess (3.99m x 3.96m into recess)

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

Bedroom Two

14' 4" x 7' 1" (4.37m x 2.16m)

uPVC double glazed window to the rear, gas central heating radiator, loft access.

House Bathroom

A modern bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the front.

Cellar Top

Space for a fridge freezer.

Exterior

Paved area to the front and to the rear is lawned garden with patio and decked areas and having fence boundaries, the property is situated on an unadopted road.





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Parker Street, East Ardsley Wakefield

- Two bedroom end through terrace
- Modern and well presented throughout
- Lawned rear garden
- Perfect FTB/Investment
- Good access to motorway links

Tenure: Freehold EPC Rating: D

offers over

£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

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Property Ref:
MLY110637 - 0003

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