



Laburnum Close, East Ardsley Wakefield WF3 2HZ

welcome to

Laburnum Close, East Ardsley Wakefield

TWO DOUBLE BEDROOM END TERRACE accommodation, PERFECT FTB/YOUNG FAMILY HOME, situated in EAST ARDSLEY, having a LIVING ROOM, SEPARATE KITCHEN, HOUSE BATHROOM and ENCLOSED GARDENS to front and rear.

Living Room

12' 7" MAX x 17' 10" (3.84m MAX x 5.44m)

uPVC double glazed window to the front, gas central heating radiator, electric fire, Composite double glazed door to the front. Door leading into the hallway.

Kitchen

9' 9" MAX x 10' 10" MAX (2.97m MAX x 3.30m MAX)

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 washing machine and fridge, cupboard housing the gas central heating boiler, gas central heating radiator, uPVC double glazed window to the rear and Composite double glazed door to the rear. Stairs leading to the first floor landing.

First Floor Landing

uPVC double glazed window to the rear, storage cupboard, loft access. Access to both bedrooms and the house bathroom.

Bedroom One

12' 7" x 11' 5" (3.84m x 3.48m)

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

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC

double glazed window to the front.

Exterior

To the front of the property is an enclosed lawned garden with patio area and pathway leading to the front door and to the rear is an easy to maintain paved garden with brick built outhouse with fence and wall boundaries.





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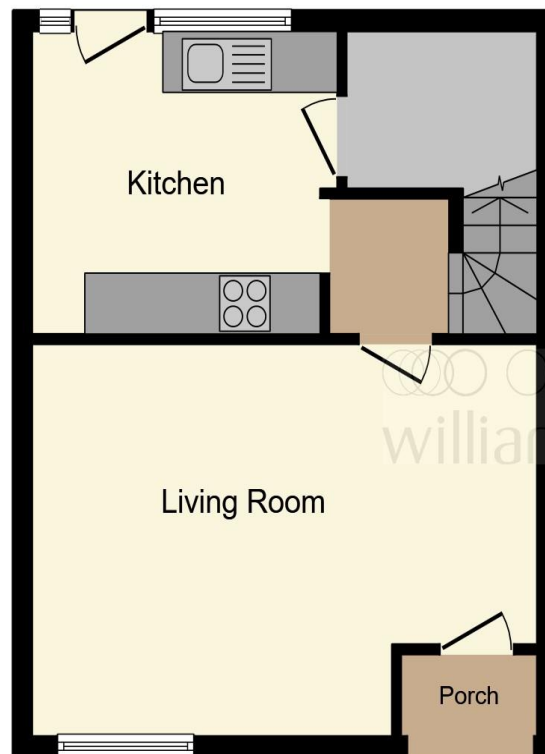
Laburnum Close, East Ardsley Wakefield

- End terrace accommodation
- Two double bedrooms
- Spacious living room
- Enclosed gardens with outbuilding
- Perfect FTB/young family home

Tenure: Freehold EPC Rating: D

offers over

£160,000



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

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Property Ref:
MLY110611 - 0002

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 william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk