



Forsythia Avenue, East Ardsley Wakefield WF3 2HT

welcome to

Forsythia Avenue, East Ardsley Wakefield

TWO bedroom MID THROUGH TERRACE with NO ONWARD CHAIN, GARDENS to both front and rear, SPACIOUS LIVING ROOM, KITCHEN with breakfast bar, TWO DOUBLE BEDROOMS, HOUSE BATHROOM, OUT BUILDING perfect for storage, SOLAR PANELS, Great access to motorway links, local amenities and good schools.

Entrance

Door to the front and door leading into the living room.

Living Room

17' 11" x 12' 7" (5.46m x 3.84m)

A spacious living room with a uPVC double glazed window to the front, two gas central heating radiators, door leading into rear hallway.

Rear Hallway

Stairs leading to the first floor landing and door leading into the kitchen.

Kitchen

10' 3" x 11' 4" (3.12m x 3.45m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surface over, incorporating sink and drainer, part tiled walls, electric oven, induction hob, space for a fridge freezer and washing machine, gas central heating radiator, breakfast bar, pantry cupboard, uPVC double glazed window and door to the rear.

Fisrt Floor Landing

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

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)

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

Bedroom Two

9' 8" x 11' 6" (2.95m x 3.51m)

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

House Bathroom

Currently a wet room with shower, low level flush WC, wash hand basin, gas central heating radiator, tiled walls, uPVC double glazed window to the front.

Exterior

Paved and graveled garden to the front with wall and hedge boundaries and to the rear is a paved garden with wall and fence boundaries and an outbuilding.

Outbuilding

8' 11" x 4' 6" (2.72m x 1.37m)

Perfect for storage.

Please Note:

The property is fitted with leased solar panels - for more information please speak to the agent.





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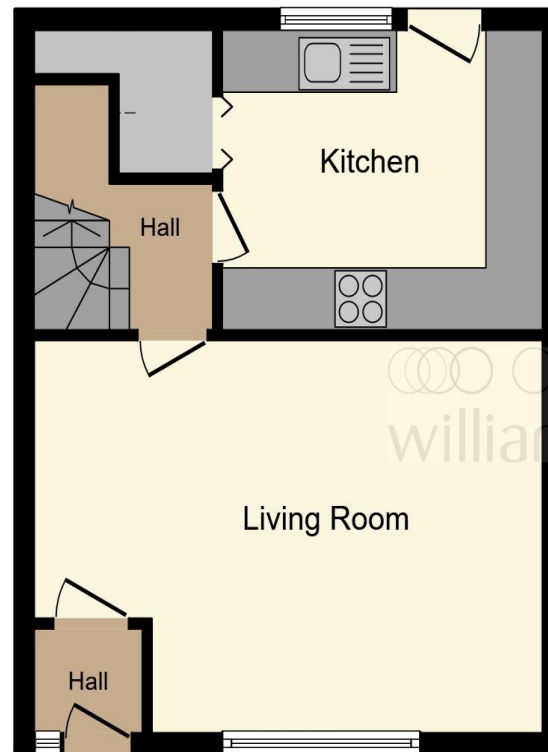
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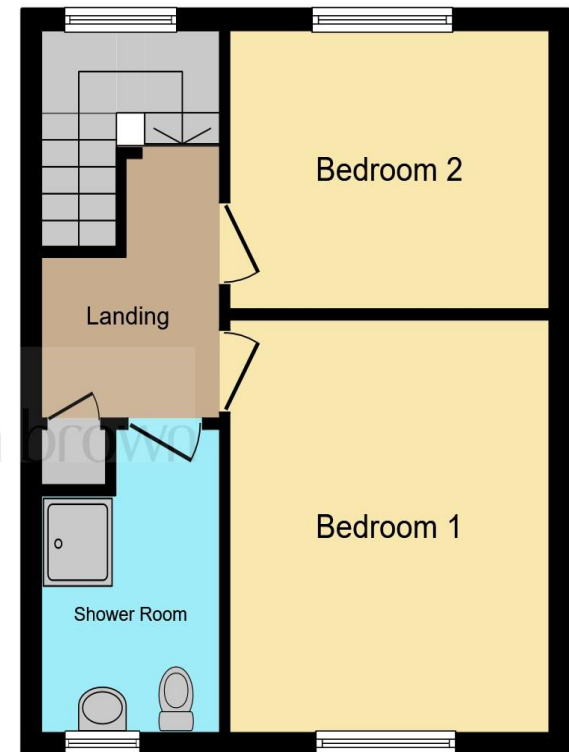
- Two bedroom mid through terrace
- No onward chain
- Perfect FTB/family home
- Spacious living room
- Gardens to front and rear

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£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:
MLY111329 - 0003

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