



Queen Street, East Ardsley Wakefield WF3 2BE

welcome to

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BEAUTIFULLY PRESENTED, PERFECT FTB/YOUNG COUPLE having a LIVING ROOM, KITCHEN/DINER, BASEMENT CELLAR, FABULOUS BATHROOM and ENCLOSED PAVED REAR GARDEN with ON STREET PARKING. GOOD ACCESS to MOTORWAY LINKS.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading into the living room and kitchen/diner.

Living Room

12' x 12' 3" (3.66m x 3.73m)
uPVC double glazed window to the front, gas central heating radiator, hard wood flooring.

Kitchen/Diner

15' 2" x 12' 10" (4.62m x 3.91m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, space for all appliances, gas central heating radiator, uPVC double glazed window to the rear and a Composite door to the rear. Access to the basement cellar.

Basement Cellar

Double room, perfect for storage and houses the gas central heating boiler.

First Floor Landing

uPVC double glazed window, storage cupboard, loft access which is insulated and part boarded, ideal for storage. Access to both bedrooms the house bathroom.

Bedroom One

12' 1" x 15' 11" (3.68m x 4.85m)
Two uPVC double glazed windows to the front, two gas central heating radiators, hard wood flooring.

Bedroom Two

6' 2" x 10' 2" (1.88m x 3.10m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

Fabulous four piece bathroom suite comprising of a free standing bath, shower cubicle, wash hand basin, low level flush WC, chrome heated towel rail, tiled walls to all visible areas, tiled flooring,

Exterior

On street parking to the front and rear and to the rear is an enclosed easy to maintain paved garden with electric charger and having wall and fence boundaries.





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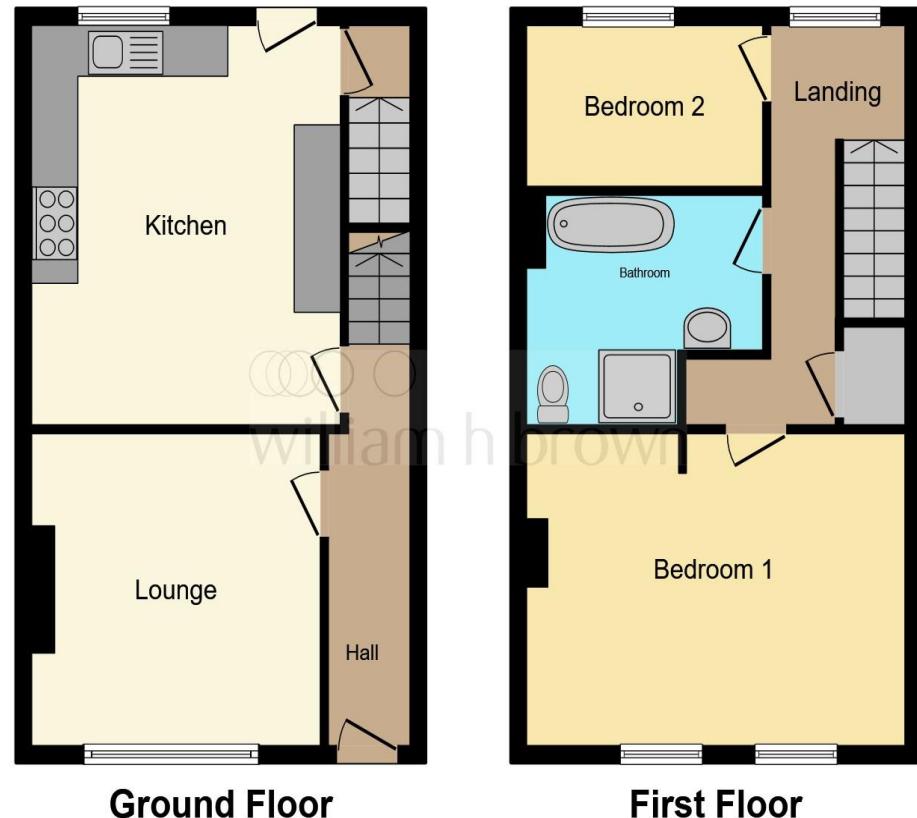
- Two bedroom mid through terrace
- Perfect FTB/young couple home
- Beautifully presented throughout
- Enclosed paved rear garden
- Good access to motorway links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



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:
MLY111154 - 0005

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