



Mary Street, East Ardsley Wakefield WF3 2BW

welcome to

Mary Street, East Ardsley Wakefield

FABULOUS TWO BEDROOM MID THROUGH TERRACE, PERFECT FTB/YOUNG FAMILY HOME, KITCHEN/DINER, SPACIOUS LIVING ROOM, HOUSE BATHROOM, ENCLOSED GARDEN to the rear, PARKING space to the rear.

Living Room

13' x 13' 4" (3.96m x 4.06m)

Composite door to the front, uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing.

Kitchen

8' 10" x 13' 3" (2.69m x 4.04m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for washing machine, dishwasher and fridge freezer, gas central heating radiator, uPVC double glazed window and door to the rear.

First Floor Landing

Loft access and access to both bedrooms and the house bathroom.

Bedroom One

9' 9" x 13' 3" (2.97m x 4.04m)

Spacious bedroom with two uPVC double glazed windows to the front, gas central heating radiator.

Bedroom Two

8' 11" x 8' 9" (2.72m x 2.67m)

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

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled walls and floor, uPVC double glazed window to the rear.

Exterior

Steps to the front of the property leading to the front door and to the rear is a tiered garden with paved and lawned areas with fence boundaries. Parking space to the rear.





view this property online williamhbrown.co.uk/Property/MLY111582



welcome to

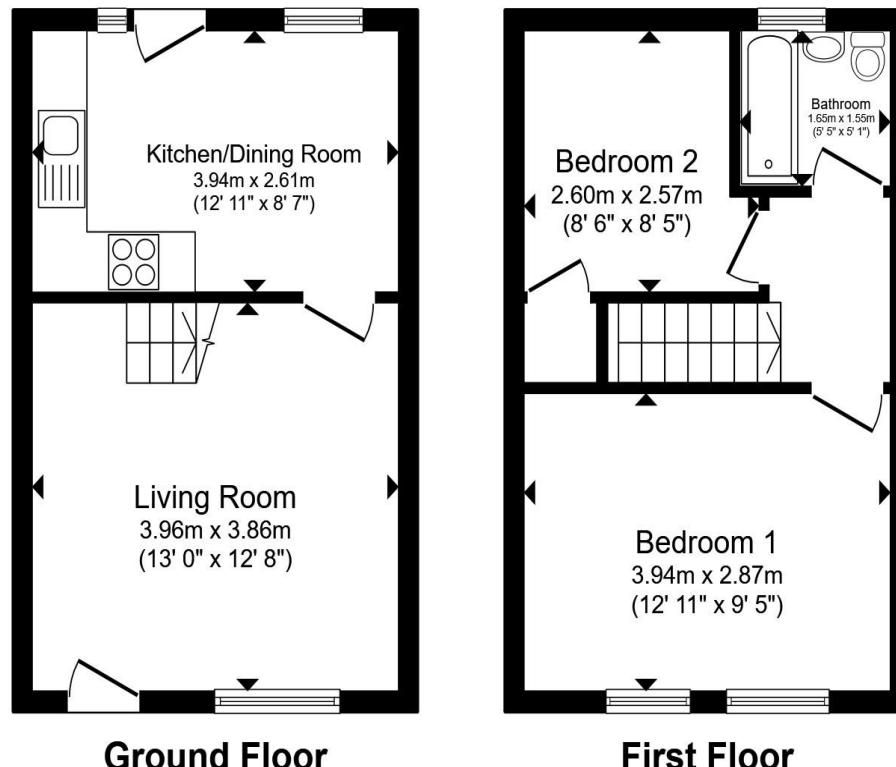
Mary Street, East Ardsley Wakefield

- Two bedroom mid through terrace home
- Perfect FTB/young family home
- Kitchen/diner
- Lawned and paved garden to the rear
- Good access to motorway links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£180,000



Total floor area 52.5 m² (565 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/MLY111582



Property Ref:
MLY111582 - 0003

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.



0113 253 7100



Morley@williamhbrown.co.uk



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



williamhbrown.co.uk