



**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.







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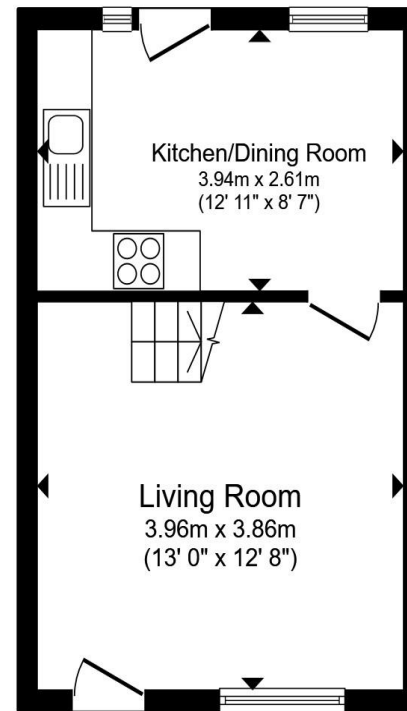
## Mary Street, East Ardsley Wakefield

- 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

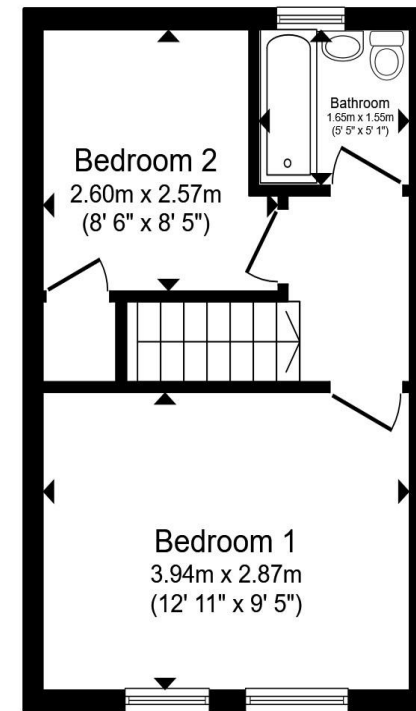
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£180,000**



**Ground Floor**



**First Floor**

Total floor area 52.5 m<sup>2</sup> (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](http://www.propertybox.io)



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MLY111582 - 0003

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