



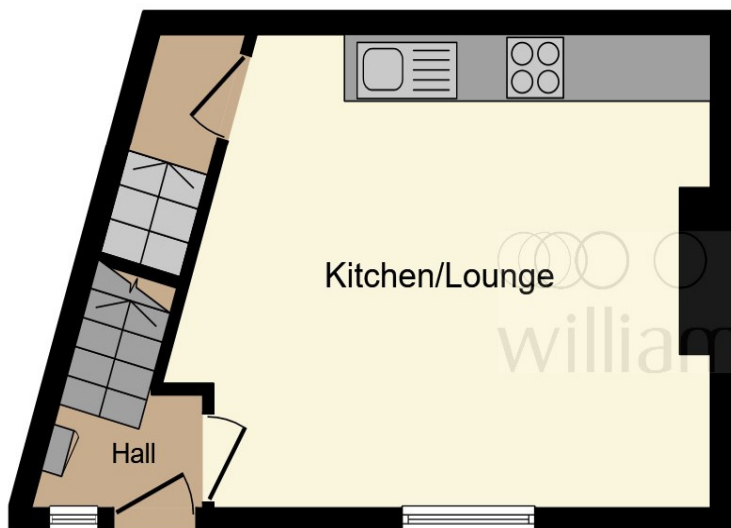
Parker Street, East Ardsley Wakefield WF3 2AF

welcome to

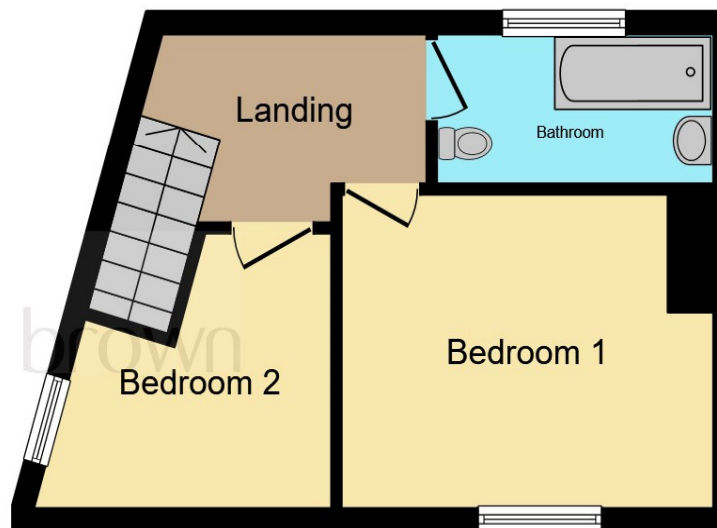
Parker Street, East Ardsley Wakefield

Offers in the region of £140,000. A two-bedroom stone built end front terrace property situated in the highly popular and sought after location of East Ardsley not to be missed! Offered to market with no onward chain, viewings highly recommended to fully appreciate what this home has to offer!





Ground Floor



First Floor

Living Room/Kitchen

13' 9" max x 13' 9" max (4.19m max x 4.19m max)

First Floor Landing

Bedroom One

11' 9" max x 9' 3" max (3.58m max x 2.82m max)

Bedroom Two

9' 6" max x 8' 9" max (2.90m max x 2.67m max)

Bathroom

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

welcome to

Parker Street, East Ardsley Wakefield

- Two-bedroom front terrace
- Perfect first-time buyer
- Ready to move into
- No upper chain
- Location

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

offers in the region of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127396



Property Ref:
WAK127396 - 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.

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