



£160,000

TENURE : FREEHOLD

Queen Street, East Ardsley, WF3

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two good-sized bedrooms

Spacious living room

Kitchen/dining room with potential for modernisation

Enclosed rear yard with car access and off-road parking potential

Gas central heating and double glazing

Loft with ladder access and storage

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to offer this two-bedroom mid-terrace property for sale, offering an excellent opportunity for those looking to add their own cosmetic touches. Ideally suited to first-time buyers or investors, this home is located in a popular residential area and benefits from spacious rooms and great potential throughout.

Living Room

Measurements: 14'1" x 10'11" (4.28m x 3.32m)

UPVC entrance door opens into a spacious living area, having carpet flooring, radiator, and a double-glazed window overlooking the front. The room includes a fireplace with a stone surround, creating a focal point for the space.

Kitchen/Dining Room

Measurements: 14'0" x 13'2" (4.27m x 4.01m)

Fitted with a range of wall and base units with tiled splashbacks, 1.5 sink and drainer with mixer tap, and space for a freestanding cooker. Plumbing is provided for a washing machine. There is also a chimney housing a multi-fuel burner (to be removed), an internal door leading to the rear porch, and a double-glazed window overlooking the rear. A door also provides access to the cellar.

Rear Porch

With double-glazed windows overlooking the side and rear, and an external door opening out to the rear yard.

Stairs and Landing

Carpeted throughout with handrails, doors leading to both bedrooms and the bathroom, a loft hatch with ladder, and built-in storage cupboards.

Bedroom One

Measurements: 14'1" x 11'1" (4.28m x 3.39m)

A spacious double bedroom featuring carpet flooring, radiator, double-glazed window overlooking the front, and fitted wardrobe with sliding doors.

Bedroom Two

Measurements: 10'4" x 7'5" (3.14m x 2.27m)

A good-sized second bedroom with carpet flooring, radiator, double-glazed window overlooking the rear, and useful built-in storage cupboards.

Bathroom

Measurements: 10'4" x 4'11" (3.14m x 1.51m)

Fitted with a low-flush WC, pedestal wash basin, and bath with part-tiled walls. Radiator and frosted double-glazed window overlooking the rear.

Outside

To the front of the property, there is on-street parking.

To the rear, an enclosed yard with patio area and car access – offering the potential to convert the space into off-road parking.

EPC Rating: D 62

Please contact us for further details of the full EPC

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Website: <https://moveNowProperties.com>

Tenure: Freehold
Council Tax Band A
Property Type: Mid Terrace
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: On Street with potential for off road parking to rear
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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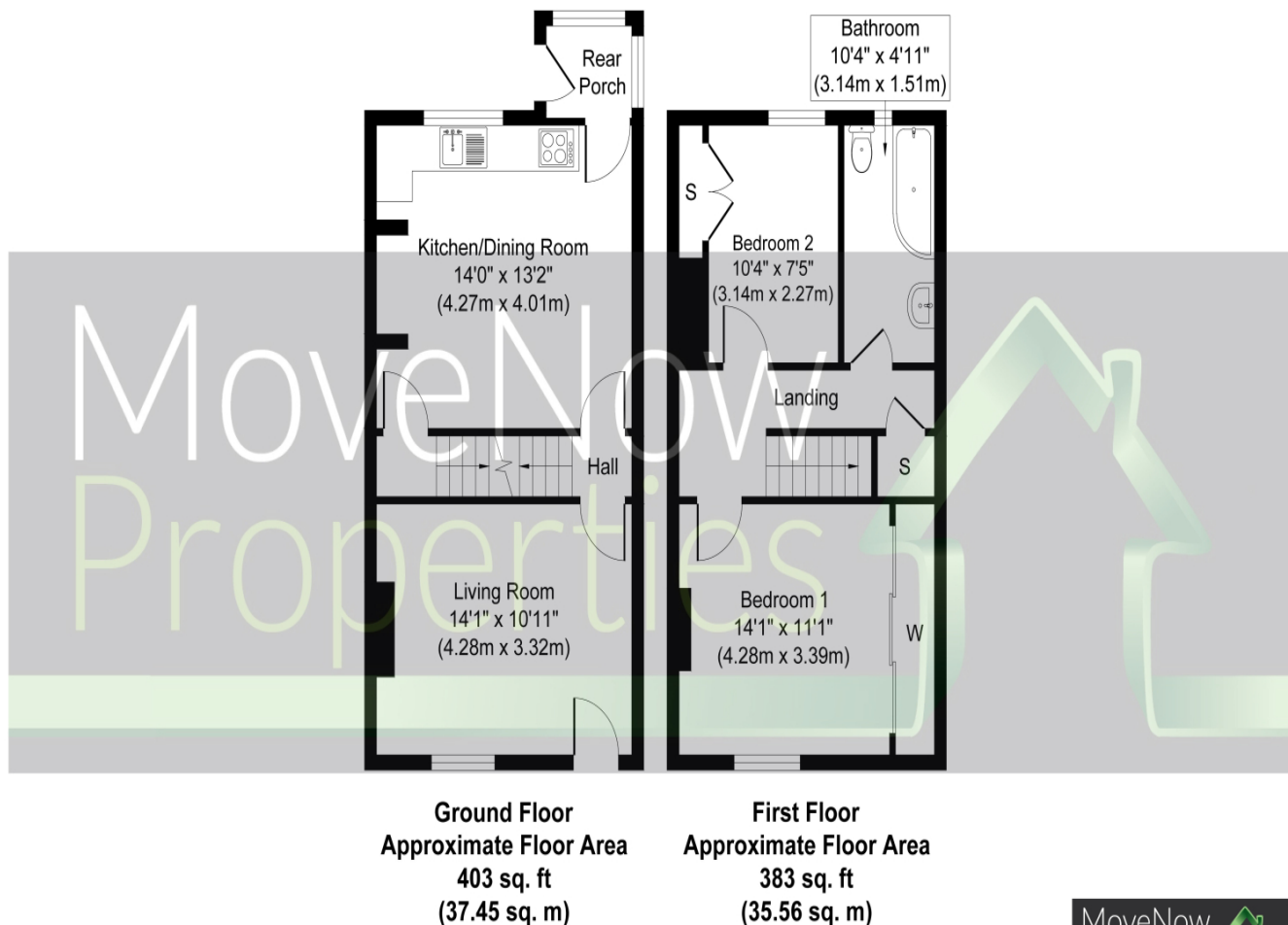
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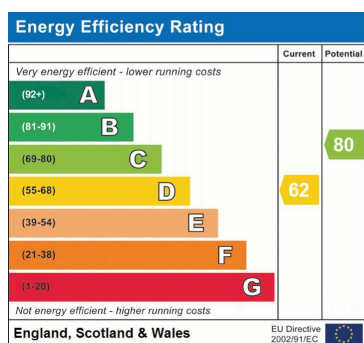






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Address: 8 Queen Street, East Ardsley, WF3

