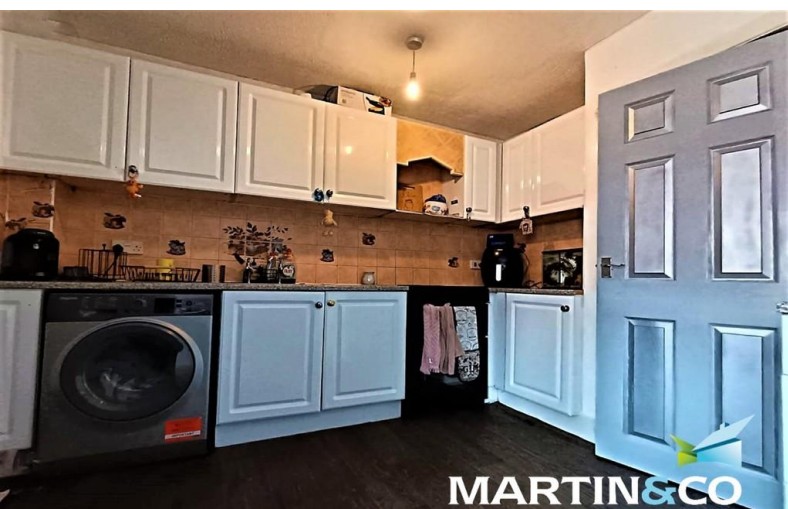


FOR SALE



Lincoln Street, Wakefield

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £105,000

MARTIN&CO



Lincoln Street, Wakefield

2 Bedrooms, 1 Bathroom

Asking Price Of £105,000

- Good Size Breakfast Kitchen
- Lounge with Access to Rear Garden
- Two Double Bedrooms
- Family Bathroom
- Enclosed Garden



We have received an offer of £95000. Any Increased offers are to be received within 5 day of this publication at the above agents

Martin&Co - Wakefield bring to the market this two bedroomed end terrace house situated on the outskirts if Wakefield city centre. Benefitting from its excellent position, everything you could possibly need is within easy reach with the city centre being a short walk away. Internal inspections are essential to fully appreciate it's full potential.

EXTERNAL FRONT Supplying off road parking for two vehicles, small front garden and side gate to the rear garden

KITCHEN/BREAKFAST ROOM 13' 5" x 10' 9" (4.10m x 3.28m) Consisting of a combination of base and wall units, tiled surround, gas oven with electric hob, single sink drainer with mixer taps, plumbing for washing machine and access to the lounge.

LOUNGE 10' 6" x 13' 9" (3.21m x 4.21m) Good size lounge with two uPVC windows looking out to the rear garden, under stairs cupboard for storage, stairs leading to the upstairs accommodation and door leading out to the rear garden.

FIRST FLOOR Landing with access to both bedrooms and family bathroom.

BEDROOM ONE 10' 5" x 12' 2" (3.20m x 3.71m) Double bedroom housing a double fitted wardrobe, gas central heating radiator and uPVC window overlooking the rear garden.

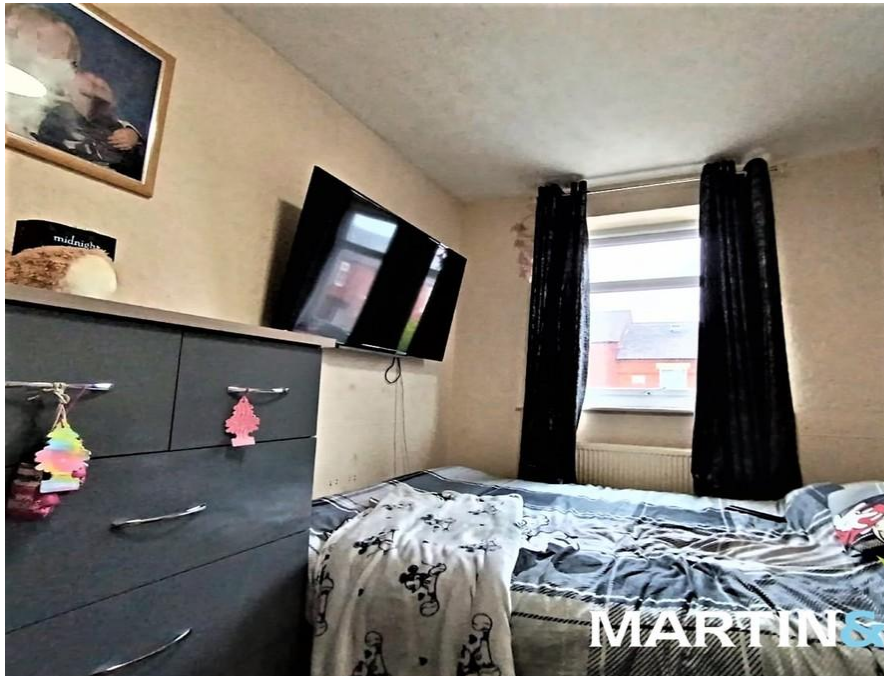
BEDROOM TWO 7' 2" x 10' 9" (2.19m x 3.29m) Double bedroom with gas central heating radiator and uPVC window overlooking the front of the property.



FAMILY BATHROOM 5' 11" x 7' 9" (1.82m x 2.37m)
Fully tiled bathroom with frosted uPVC window, gas central heating radiator, low flush w/c, hand wash basin and panelled bath with electric shower over.

EXTERNAL REAR Good size enclosed rear garden with flagged patio area and lawn area ideal for entertaining.

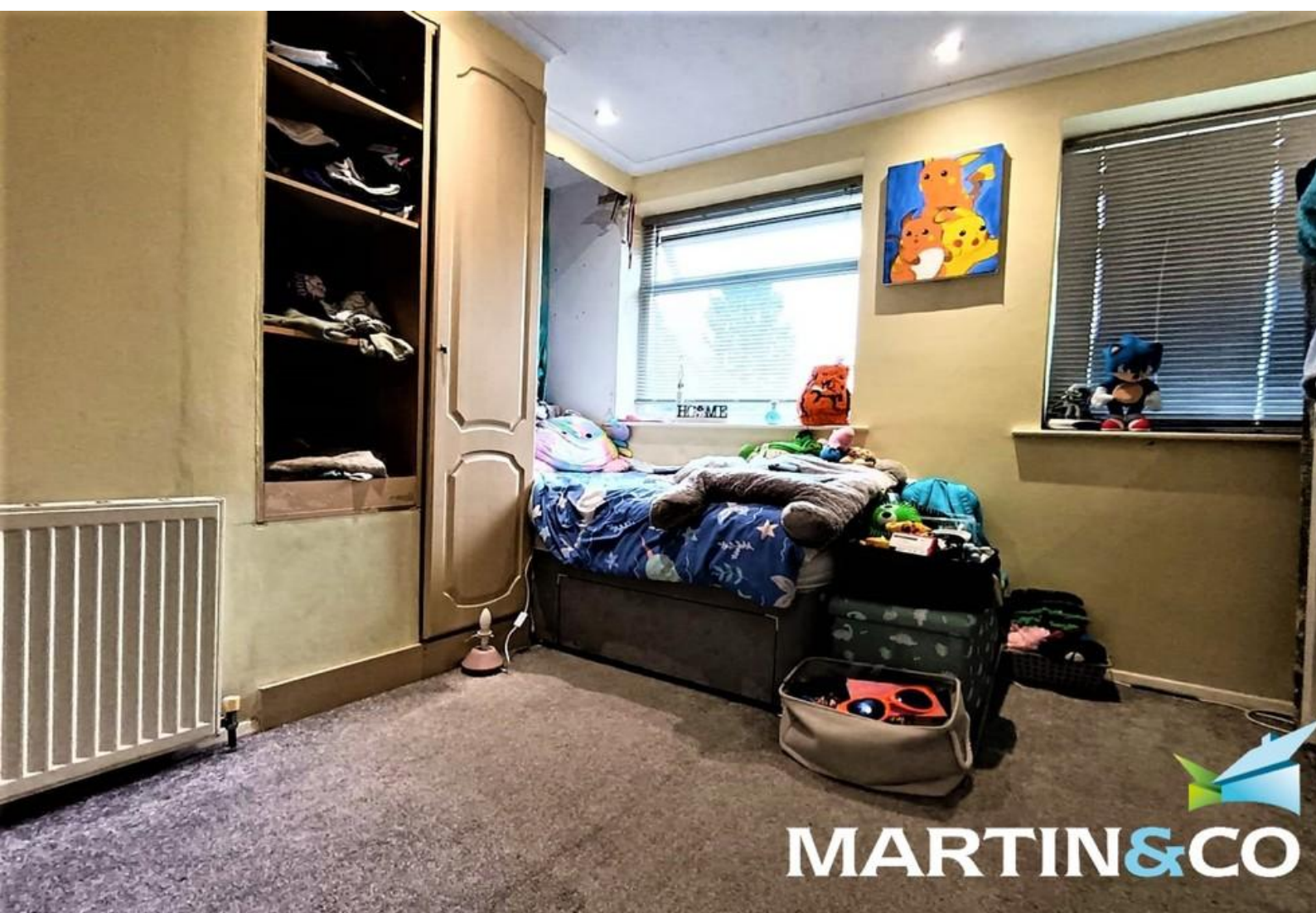




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MARTIN & CO

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.