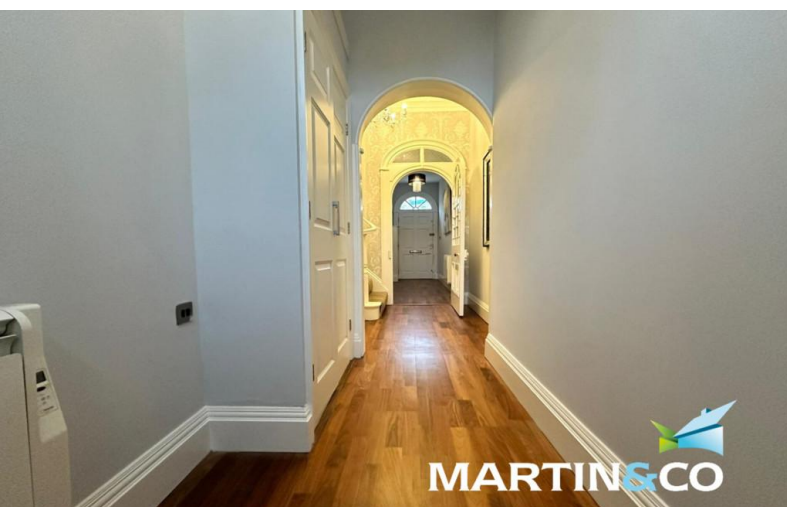


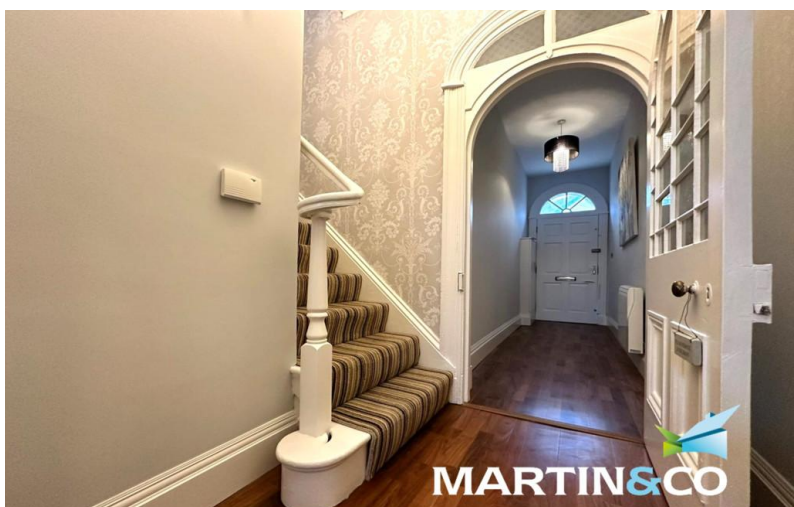
FOR SALE



MARTIN&CO



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Bond Street, Wakefield

3 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £162,000

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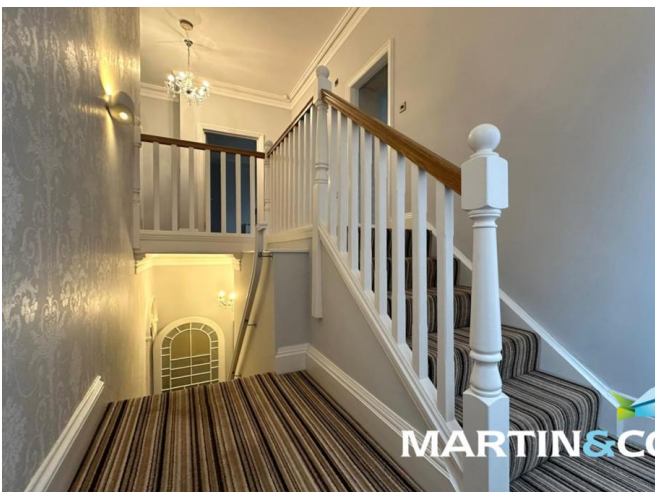


Bond Street, Wakefield

3 Bedrooms, 2 Bathroom

Asking Price Of £162,000

- No Chain
- Two Double Bedrooms
- One Single Bedroom
- Spacious Kitchen Diner
- En Suite To Master Bedroom



Martin & Co - Wakefield are pleased to bring for auction this beautifully presented Spacious Three bedroom apartment with two parking spaces and no onward chain.

This apartment is vastly spacious and set over one floor, it benefits from having a double entrance, one from laburnum road and also one from bond street. Having TWO dedicated parking spaces

ENTRANCE HALL The Entrance leads into an impressive hallway with high ceilings and hard wood flooring, electric heater, meter cupboard and storage cupboard. With impressive wide staircase leading to the first floor and the main accommodation.

LOUNGE 14' 9" x 13' 1" (4.50m x 4.01m) Spacious lounge with hard wood laminate flooring, feature electric fire place with granite surround, electric wall hung heater

KITCHEN/DINER 14' 0" x 14' 11" (4.29m x 4.57m) A great space for entertaining, with a large center island housing the one and half bowl stainless steel sink and mixer and with under counter storage. The kitchen has a range wall and base units, integrated oven and hob, Dishwasher, fridge freezer and washing machine.

MASTER BEDROOM 11' 9" x 13' 2" (3.59m x 4.03m) Having carpets and electric wall heater and large sash double glazed window and door to en suite

EN SUITE 6' 9" x 3' 9" (2.07m x 1.16m) With fully tiled floors and wall, having shower enclosure with thermostatic shower, electric towel heated, low level WC and floating style sink

SECOND BEDROOM 10' 0" x 13' 5" (3.06m x 4.10m) Having carpets and electric wall heater and large sash



double glazed window and door to a toilet

WC 3' 3" x 4' 9" (1.01m x 1.47m) Off the second bedroom is this second toilet to the apartment, having a low level toilet and had wash basin

THIRD BEDROOM 8' 5" x 9' 4" (2.57m x 2.86m) Having carpets and electric wall heater and large sash double glazed window

HOUSE BATHROOM 4' 9" x 6' 1" (1.46m x 1.87m) With fully tiled floors and wall, having shower enclosure with thermostatic shower over bath, electric towel heated, low level WC and floating style sink

EXTERNAL Externally there is off street parking for two cars





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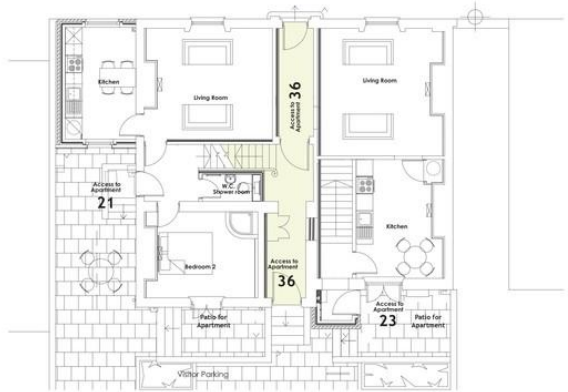

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36 BOND STREET, WF1 2QP

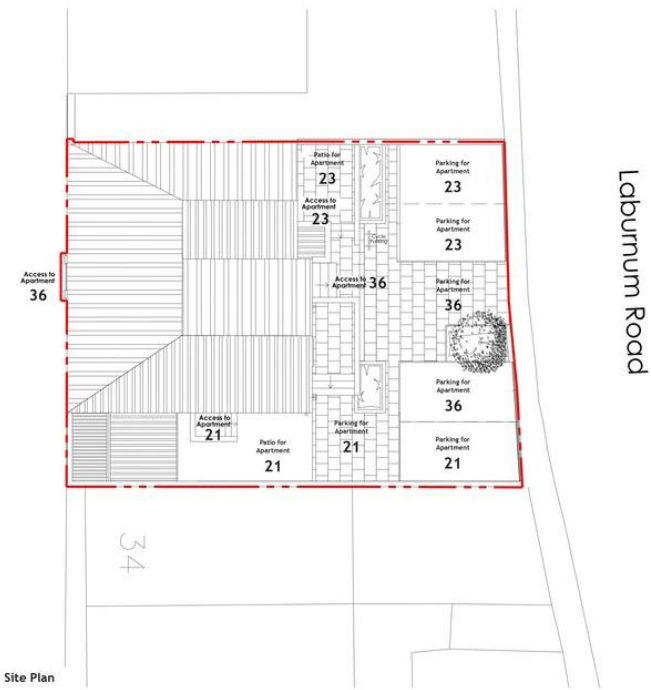
Gross Internal Area 113.2m² (1215ft²)



Ground Level



First Floor Level



Site Plan

Laburnum Road

Martin & Co Wakefield

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01924 201457

<http://www.martinco.com>



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.

