

**SOLD STC**



**Albion Street, Carlton**  
**Asking Price Of £219,500**

  
**MARTIN&CO**





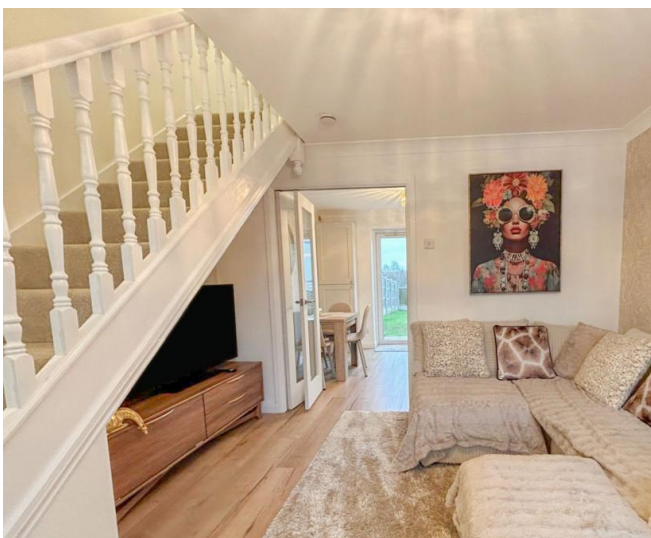
## Albion Street, Carlton

2 Bedrooms, 1 Bathroom

Asking Price Of £219,500

- STUNNING TWO DOUBLE BEDROOMED SEMI DETACHED
- PRESENTED TO SHOW HOME STANDARD
- IDEAL FIRST HOME-NO ONWARD CHAIN

Martin & Co - Wakefield are excited to offer to the market this TRULY AMAZING Two double bedroomed Semi Detached House presented to SHOW HOME standard throughout. Being refitted and renovated throughout offering many appealing features including a fantastic refitted kitchen/diner with built in appliances, a refitted luxury bathroom suite with shower to bath, tastefully redecorated with neutral tones and a fully enclosed rear garden offering far reaching views and a high degree of privacy, Offered with NO ONWARD CHAIN this stunning home is simply ready to move into! Do not delay, book your viewing today!



**ENTRANCE HALL** PVCu double glazed leaded front entrance door, quality wood effect flooring, coving to the ceiling, being open leading through into the lounge. Positioned to the front.

**LOUNGE** 11' 9" x 11' 7" (3.58m x 3.53m) A lovely light and airy room with continuing quality wood effect flooring, to include all furniture, PVCu double glazed window to the front elevation, central heating radiator, feature wall, Coving to the ceiling, open stairs leading up to the first floor landing, useful space to the under stairs recess, single glazed bi folding doors opening to the Kitchen/Diner. Positioned to the front.



**KITCHEN/DINER 11' 6" x 8' 9" (3.51m x 2.67m)** Being recently refitted with a modern range of fitted wall, base units and drawers with contrasting counter tops incorporating a single bowl, single drainer sink unit and gold effect mixer tap, four ring electric hob and built under oven, integrated Fridge, Freezer and Washing Machine. Concealed in one of the useful floor to ceiling storage cupboards is a Newly Installed gas central heating boiler, continuing quality wood effect flooring, Modern style vertical panelled wall radiator, PVCu double glazed French Doors opening to the rear garden. Positioned to the rear.

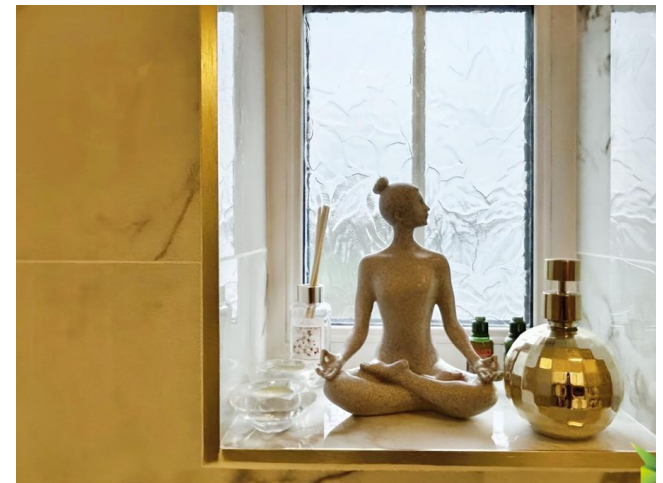
**FIRST FLOOR LANDING** Leading to both double bedrooms and bathroom/wc. Access point to loft having a newly fitted larger than average loft hatch with a pull down ladder and being boarded for storage.

**BEDROOM ONE 11' 2" x 8' 2" (3.4m x 2.49m)** plus recess PVCu double glazed window, central heating radiator, positioned to the front elevation.

**BEDROOM TWO 9' 3" x 6' 3" (2.82m x 1.91m)** PVCu double glazed window, central heating radiator, positioned to the rear.

**BATHROOM/WC 6' 4" x 4' 9" (1.93m x 1.45m)** Being recently refitted with a modern three piece white suite with gold style fittings comprising of a rectangular bath having a mixer tap, a mains rain shower over plus additional hand held attachment and pull down shower blind, square bowl vanity sink unit with low level storage, low flush wc with concealed cistern. Gold effect ladder towel radiator, extractor, full quality ceramic tiling to floor and walls to compliment the suite, PVCu double glazed obscure window with deep display sill, positioned to the rear

**OUTSIDE** To the front is a mainly block paved driveway offering parking for 2/3 cars. A single gate and a paved pathway to the side leads to the fully enclosed rear garden with paved patio/seating area in front of an established lawned garden with further patio



and pergola to the rear. Outside tap. The rear garden offers a high degree of privacy and far reaching countryside views.

**PLEASE NOTE** These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co -

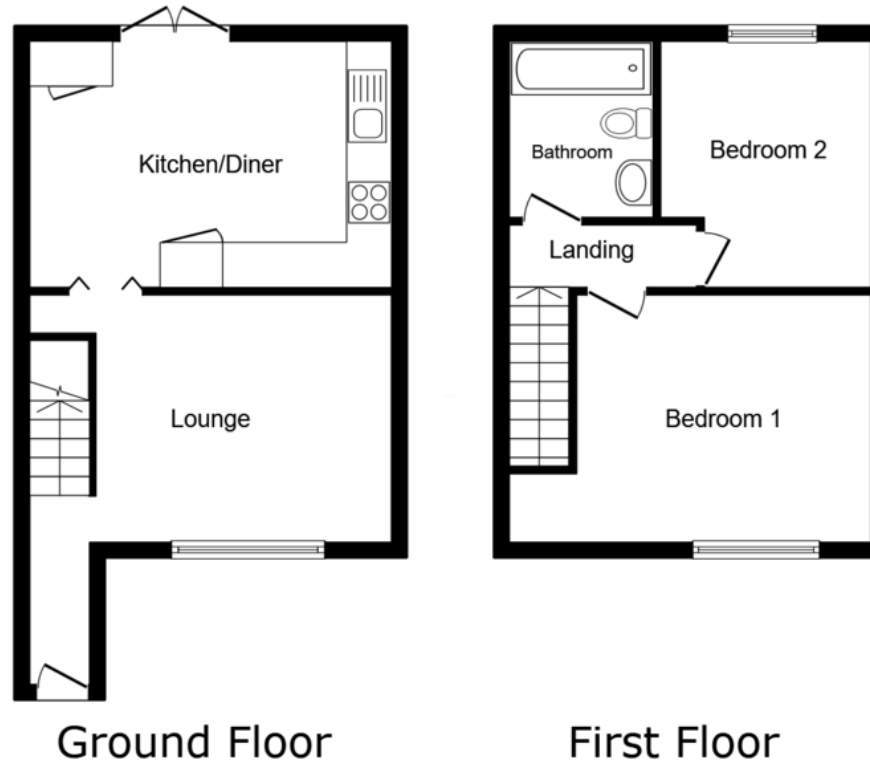
Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £30.00 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		







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

## Martin & Co Wakefield

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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 form 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.