

**FOR SALE**



**Marlborough Street, Wakefield**

**4 Bedrooms, 3 Bathroom, End Terraced House**

**Asking Price Of £175,000**

**MARTIN&CO**





## Marlborough Street, Wakefield

4 Bedrooms, 3 Bathroom

Asking Price Of £175,000

- END OF TERRACE
- FOUR BEDROOMS
- THREE BATHROOMS
- TWO KITCHENS
- IDEALLY SUITED FOR THE INVESTOR/PROPERTY DEVELOPER

Martin & Co - Wakefield are pleased to bring to the open sales market this Four Bedroom Three Bathroom End of Terrace Property ideally located within the Town of Wakefield, within close proximity to local schools, shops and transport facilities including the M1/M62 Motorway Network. This property would be ideally suited to the Investor/DIY enthusiast and offers scope for further improvement/modernisation/conversion (subject to necessary planning/building regulations approval) which has been reflected in the price. Offered for sale with NO ONWARD CHAIN. Early viewing essential! Do not delay-Book your viewing today!

**MAIN ENTRANCE** Composite entrance door leading into the Utility/Kitchen.

**KITCHEN/UTILITY** 20' 0" x 8' 3" (6.1m x 2.51m) to maximum point An irregular shaped room having a range of fitted wall and base units with work surfaces and inset single bowl, single drainer, stainless steel sink unit and mixer tap, space for a fridge, central heating radiator, two PVCu double glazed windows, meter cupboard off, leading to Ground Floor Bedroom, Shower room/WC and Study.

**GROUND FLOOR BEDROOM** 10' 3" x 8' 2" (3.12m x 2.49m) Central heating radiator, PVCu double glazed window.

**SHOWER ROOM/WC** 5' 7" x 4' 10" (1.7m x 1.47m) With fully tiled shower cubicle with Mira shower, vanity sink, low flush wc,

**STUDY/DINING ROOM** 18' 10" x 9' 11" (5.74m x 3.02m) Two central heating radiators, Velux style skylight window, PVCu double glazed window, part wood effect flooring to dining area, door to 2nd Kitchen and a door to Lounge





**LOUNGE** 16' 11" x 11' 7" (5.16m x 3.53m) Two central heating radiators, PVCu double glazed window, open wooden stairs leading up to the first floor.

**MAIN KITCHEN** 11' 3" x 8' 10" (3.43m x 2.69m) Ample range of cream high gloss modern fitted wall, base units and drawers with roll edged work surfaces incorporating a single deep bowl single drainer stainless steel sink unit. Four ring stainless steel gas hob and built under oven with stainless steel and glass extractor over, part tiled to work surface to compliment the kitchen, plumbing and space for a dishwasher and a washing machine, wood effect flooring, PVCu double glazed window, loft access point, Door leading to a further entrance lobby/store.

**ENTRANCE LOBBY/STORE** 8' 2" x 4' 4" (2.49m x 1.32m) PVCu double glazed entrance door, Potterton Gas combination boiler.

**FIRST FLOOR LANDING** Leading to Three Bedrooms, Prayer Room and Main House Bathroom/WC, Shower

Room/WC and open staircase with a door at the top of the stairs opening to the loft room.

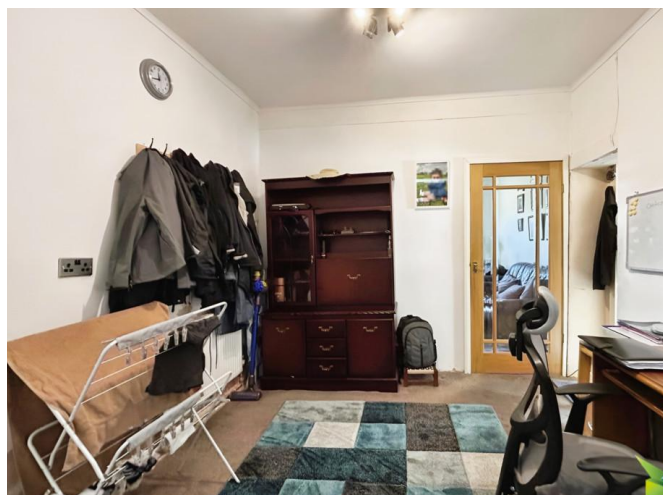
**BEDROOM** 13' 8" x 11' 5" (4.17m x 3.48m) to maximum point Central heating radiator, PVCu double glazed window

**PRAYER ROOM** 8' 11" x 6' 8" (2.72m x 2.03m) to maximum point An irregular shaped room with central heating radiator and PVCu double glazed window, door to inner hall.

**BEDROOM** 10' 3" x 8' 3" (3.12m x 2.51m) Central heating radiator, PVCu double glazed window, Door to inner hall

**INNER HALL** With doors leading to Bedroom and Shower Room/WC

**BEDROOM** 13' 10" x 8' 3" (4.22m x 2.51m) A dual aspect room with central heating radiator, two PVCu double glazed windows





**SHOWER ROOM/WC** Fully tiled shower cubicle, vanity sink, low flush wc, electric wall heater, PVCu double glazed obscure window.

**MAIN HOUSE BATHROOM/WC** 9' 1" x 6' 0" (2.77m x 1.83m) Three piece white suite comprising of a rectangular panelled bath, pedestal wash basin, low flush wc, central heating radiator, fully tiled walls, PVCu double glazed obscure window, vinyl flooring.

**LOFT ROOM** 11' 4" x 8' 2" (3.45m x 2.49m) With restricted head height having a central heating radiator and a Velux style skylight window.

**OUTSIDE** The property abuts the street and it is street permit parking. Please note: There is no outside space to this property.

**ADDITIONAL INFORMATION** 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



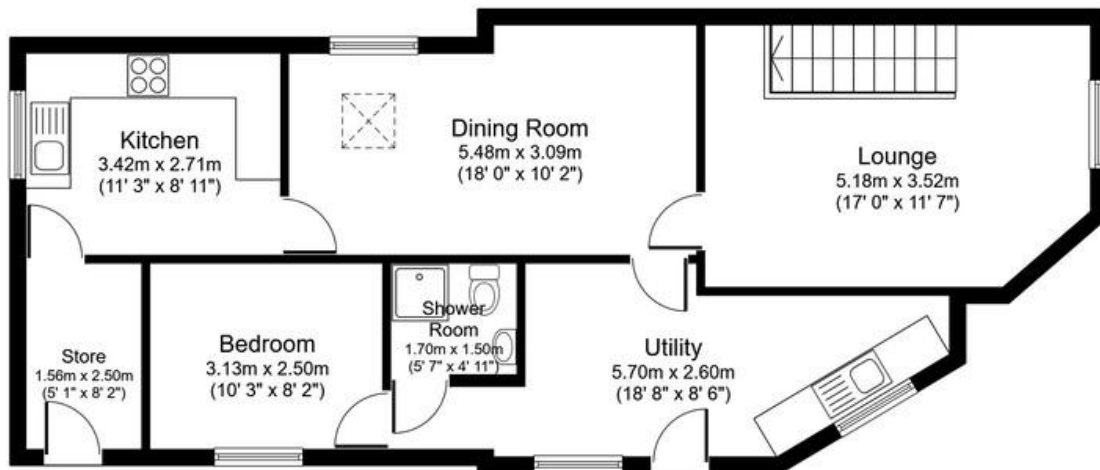
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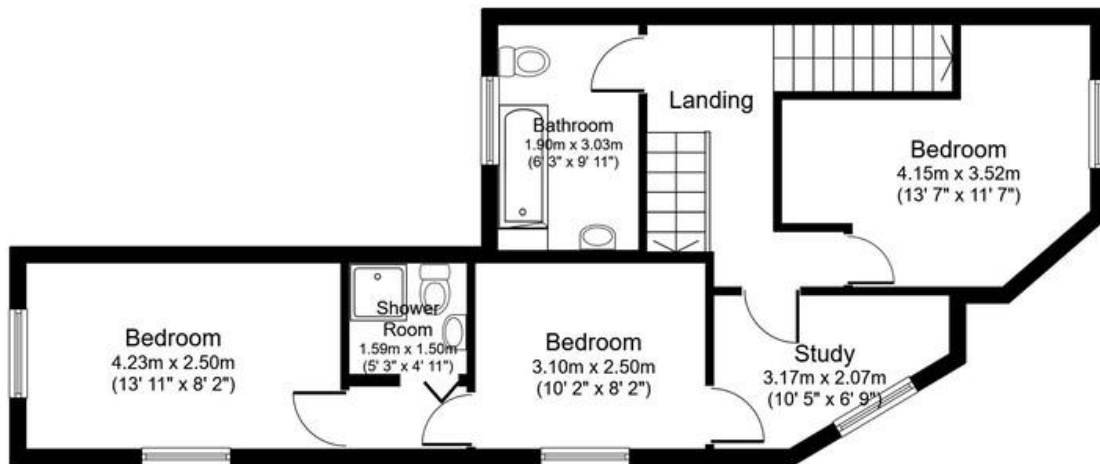


# 1 Marlborough Street, WAKEFIELD, WF2 9Q

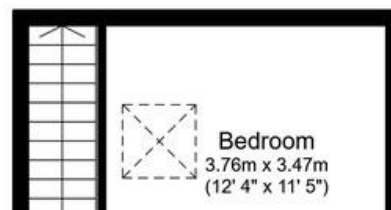
Total floor area 144.8 sq.m. (1,558 sq.ft.) approx



Ground Floor



First Floor



## 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 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.