

FOR SALE



Maybush Road, Wakefield

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £125,000

MARTIN&CO



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- NO ONWARD CHAIN
- SOLD WITH VACANT POSSESSION
- PERFECT INVESTMENT/FIRST TIME BUYER OPPORTUNITY
- MID TOWN HOUSE
- TWO DOUBLE BEDROOMS

Martin & Co - Wakefield are pleased to offer to the sales market this two bedroomed mid town house situated within a popular area of Wakefield within close proximity to local shops, schools and transport facilities. Offered for sale with No Onward Chain and with vacant possession on completion. Perfect opportunity for the First Time Buyer/Investor buyer. We strongly suggest an early internal inspection to avoid disappointment.

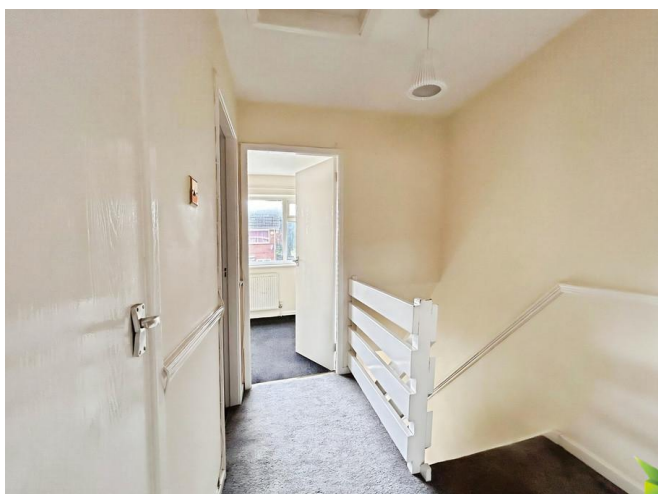
ENTRANCE HALL PVCu double glazed front entrance door. Doorway leading to the Kitchen and door leading to Lounge/Diner. Stairs leading up to the first floor landing, central heating radiator.

KITCHEN 5' 4" x 10' 0" (1.63m x 3.05m) Ample range of fitted wall, base units and drawers with white high gloss facia doors and contrasting work surfaces with inset one and a half bowl single drainer sink unit and mixer tap, four ring gas hob and double built under oven, extractor over, integrated fridge, pull out larder unit, part tiled to work surface, tile effect flooring opening/serving hatch through to the lounge/diner, central heating radiator, PVCu double glazed window, provision and plumbing for a washing machine, positioned to the front.

LOUNGE/DINER 11' 10" x 15' 9" (3.61m x 4.8m) Central heating radiator, PVCu double glazed French Door opening to the rear enclosed low maintenance garden, with twin matching windows to each side of the door, large useful under stairs storage cupboard, dado rail, wood effect flooring. opening/serving hatch to kitchen, positioned to the rear.

FIRST FLOOR LANDING Leading to both double bedrooms and combined bathroom/wc. Useful storage cupboard off. Access point to loft.

BEDROOM ONE 11' 10" x 8' 10" (3.61m x 2.69m)





Range of fitted wardrobes with part mirror fronted doors, drawers and storage cupboards to one wall, central heating radiator, PVCu double glazed window, additional double recessed wardrobe, positioned to the rear

BEDROOM TWO 11' 10" x 8' 0" (3.61m x 2.44m)

Range of fitted wardrobes with part mirror fronted door, over stairs storage cupboard, Central heating radiator, PVCu double glazed window, positioned to the front.

BATHROOM/WC 5' 9" x 6' 8" (1.75m x 2.03m)

A combined three piece white suite comprising of a rectangular panelled bath with Mira Sport electric shower over, pedestal wash basin, low flush wc, part tiled walls, fully tiled to bath, radiator, tile effect flooring, positioned to the side.

OUTSIDE External store to the front housing the Ideal gas combination boiler and Consumer unit. Open plan style lawned garden area to the front. To the rear is fully enclosed low maintenance garden. There is a

single garage en block which can be identified on inspection.

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 £45.00



(plus 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.



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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.