

FOR SALE



Bluebell Road, East Ardsley

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £100,000



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- **NO ONWARD CHAIN**
- **PERFECT LOCATION FOR COMMUTING TO WAKEFIELD/LEEDS**
- **IDEAL FOR THE FIRST TIME BUYER/INVESTMENT OPPORTUNITY**
- **NEUTRAL DECOR**

Martin & Co - Wakefield are pleased to offer to the open sales market this delightful 2 Bedrooomed 1st Floor Apartment located in the popular and much sought after location of East Ardsley. Being nicely presented and tastefully decorated throughout in neutral tones, the apartment is ready to move straight into and would ideally suit the First Time Purchaser or Investor buyer. **SOLD WITH VACANT POSSESSION.** Please note the property is located on a Coalfield.

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 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.





ENTRANCE HALL An L shaped entrance hall leading to Lounge, Kitchen, both bedrooms and Bathroom/WC, central heating radiator, large storage cupboard off, thermostat control.

LOUNGE 15' 7" x 10' 0" (4.75m x 3.05m) Central heating radiator, PVCu double glazed French Doors with twin matching side windows, opening to a Juliette Balcony, Intercom telephone, positioned to the front.

KITCHEN 9' 5" x 5' 11" (2.87m x 1.8m) Range of fitted wall, base units and a drawer with roll edged work surface and inset one and a half bowl, single drainer sink unit and mixer tap, four ring electric hob and built under oven with stainless steel extractor over, provision for a tall style fridge/freezer, central heating radiator, part tiled to the work surfaces, concealed gas combination boiler, tile effect vinyl flooring, PVCu double glazed window, down lights to ceiling, positioned to the front.

BEDROOM ONE 11' 6" x 11' 3" (3.51m x 3.43m)



Central heating radiator, PVCu double glazed window, positioned to the rear

BEDROOM TWO 8' 0" x 7' 7" (2.44m x 2.31m) Central heating radiator, PVCu double glazed window, positioned to the rear.

BATHROOM/WC 63' 7" x 5' 9" (19.38m x 1.75m) Combined three piece white suite comprising of a rectangular panelled bath with mixer shower from the taps and glass side screen, pedestal wash basin, low flush WC, central heating radiator, part tiled to the bath, positioned to the side.

OUTSIDE There is an off road communal parking area to the rear belonging to the apartments. Entrance doors can be found to the front and the rear of the apartment building.





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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.