FOR SALE







Bottom Boat Road, Stanley

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £140,000

MARTIN&CO



Bottom Boat Road, Stanley

2 Bedrooms, 1 Bathroom

Asking Price Of £140,000

- **MID STONE BUILT TERRACE**
- **TWO BEDROOMS**
- **GAS CENTRAL HEATING**
- **NO ONWARD CHAIN**
-



Martin & Co - Wakefield are delighted to offer to the sale market a two bedroom mid stone terrace cottage situated in a popular location within the much sought after village location of Stanley. With the Trans Pennine Walking Trial, the M62 Motorway network and Pinderfields Hospital all being close by. The property features a Lounge, Dining/Kitchen, Rear Porch to the ground floor, with two bedrooms and a shower room/WC to the first floor. On street parking. PLEASE NOTE: The property does require a high degree of refurbishment and re decoration and this has been reflected in the price. Early viewing highly recommended.

ENTRANCE PVCu double glazed front entrance door leading into the lounge.

LOUNGE 12' 8" x 11' 9" (3.86m x 3.58m) Feature fire surround to chimney breast, central heating radiator, PVCu double glazed window, exposed rustic stone wall to one side, door leading into the kitchen/diner. Positioned to the front.

KITCHEN/DINER 11' 11" x 9' 8" (3.63m x 2.95m) Having a range of fitted wall, base units and drawers with contrasting work surface and inset one and a half bowl, single drainer, stainless steel sink unit and mixer tap, four ring gas hob and built under oven, part tiled to the work surface, integral fridge and freezer, PVCu double glazed window, door leading into the rear Porch/Conservatory Entrance, stairs leading up to the first floor and door leading to the cellar which has a light and housing the gas central heating boiler and house alarm control panel. Positioned to the rear.

REAR ENTRANCE PORCH/CONSERVATORY 9' 11" x 6' 5" (3.02m x 1.96m) Being of a PVCu double glazed construction with polycarbonate roof, PVCu double glazed rear entrance door providing access to the rear.



FIRST FLOOR LANDING Leading to both bedrooms and shower room/WC. Access point to loft.

BEDROOM ONE 11' 8" x 10' 1" to robes (3.56m x 3.07m) Having a range of fitted wardrobes with mirror sliding doors to one wall, central heating radiator, PVCu double glazed window, positioned to the front.

BEDROOM TWO 12' 0" x 4' 11" (3.66m x 1.5m) Central heating radiator, PVCu double glazed window. Positioned to the rear.

SHOWER ROOM/WC 8' 8" x 4' 2" (2.64m x 1.27m) Three piece white suite comprising of a recessed shower cubicle, pedestal hand wash basin with tiled splash back, low flush WC, central heating radiator, extractor, PVCu double glazed obscure window, Positioned to rear.

OUTSIDE Small buffer style garden to the front with on street parking. Shared yard to the rear.

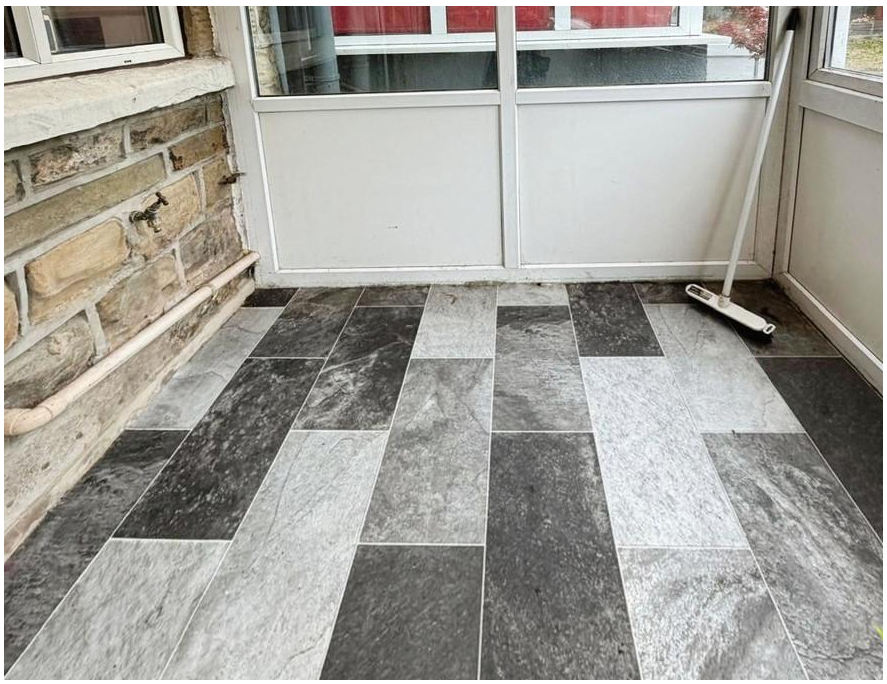
ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy 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.





%epcGraph_c_1_210%





Martin & Co Wakefield
52 Northgate ● ● Wakefield ● WF1 3AN
T: 01924 201457 ● E: wakefield@martinco.com

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, seller(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.