



Hopefield Court, East Ardsley Wakefield WF3 2LL

welcome to

Hopefield Court, East Ardsley Wakefield

FABULOUS TWO bedroom END TERRACE home, NO ONWARD CHAIN, close to LOCAL AMENITIES and GOOD ACCESS to MOTORWAY LINKS, SPACIOUS LOUNGE, DOWNSTAIRS WC, KITCHEN, HOUSE BATHROOM, GARDENS to both front, side and rear, GARAGE and TWO PARKING SPACES.

Entrance Porch

Composite door to the front, fuse box, door leading into the lounge.

Lounge

19' 8" MAX x 11' 10" MAX (5.99m MAX x 3.61m MAX)
uPVC double glazed window to the front, gas central heating radiator, electric fire, access to the downstairs WC and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, paneled walls.

Kitchen

7' 4" x 11' 9" (2.24m x 3.58m)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for a washing machine, tumble dryer, fridge freezer and oven, fitted extractor fan, gas central heating boiler, uPVC double glazed window and door to the rear.

First Floor Landing

Loft access. Access to both bedrooms and the house bathroom.

Bedroom One

11' 2" x 11' 10" (3.40m x 3.61m)
uPVC double glazed window, gas central heating radiator, storage cupboard.

Bedroom Two

9' 4" x 9' 5" to wardrobe (2.84m x 2.87m to wardrobe)
uPVC double glazed window, gas central heating radiator, fitted wardrobes.

House Bathroom

A three piece bathroom suite comprising of shower

cubicle, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls and floor, uPVC double glazed window.

Exterior

Garden to the front with artificial grass, paved area and outdoor electric, graveled garden to the side and to the rear is artificial grass area with wall boundary. Garage on separate block with two allocated parking spaces.





view this property online williamhbrown.co.uk/Property/MLY111068



welcome to

Hopefield Court, East Ardsley Wakefield

- Two bedroom end terrace accommodation
- No onward chain
- Perfect FTB/family home
- Garage and two parking spaces
- Good access to motorway links

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£180,000



Ground Floor

First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/MLY111068



Property Ref:
MLY111068 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk