

FOR SALE



Silcoates Street, Wakefield

2 Bedrooms, 1 Bathroom, Town House

Asking Price Of £135,000



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We have received an offer of £125,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Martin & Co - Wakefield are pleased to offer to the sales market a two double bedroom end town house situated in a popular location within close proximity to local amenities and transport facilities. NO ONWARD CHAIN.

- END TOWN HOUSE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- PVCu DOUBLE GLAZING
- MODERN FITTED KITCHEN

ENTRANCE PORCH PVCu double glazed front entrance door. PVCu double glazed window. Door leading into the Lounge. Positioned to the front.

LOUNGE 11' 7" x 14' 2" (3.55m x 4.32m) Feature fire surround with compound marble back and hearth, central heating radiator, PVCu double glazed window, wood effect flooring, turned stairs leading up to the first floor, door leading into kitchen diner. Positioned to the front.

KITCHEN DINER 11' 8" x 8' 9" (3.58m x 2.68m) Having a range of modern fitted wall, base units and drawers with contrasting work surfaces and inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring electric hob and built under oven with extractor over, central heating radiator, wall mounted gas central heating boiler, plumbed for a washing machine, storage cupboard off, PVCu double glazed window, PVCu double glazed rear entrance door, part tiled to work surface, wood effect flooring. Positioned to the rear.

FIRST FLOOR LANDING Leading to both bedrooms and combined bathroom/WC.

BEDROOM ONE 8' 9" x 11' 8" (2.69m x 3.56m) Central heating radiator, PVCu double glazed window.





BEDROOM TWO 11' 8" x 8' 2" (3.58m x 2.5m) Central heating radiator, PVCu double glazed window.

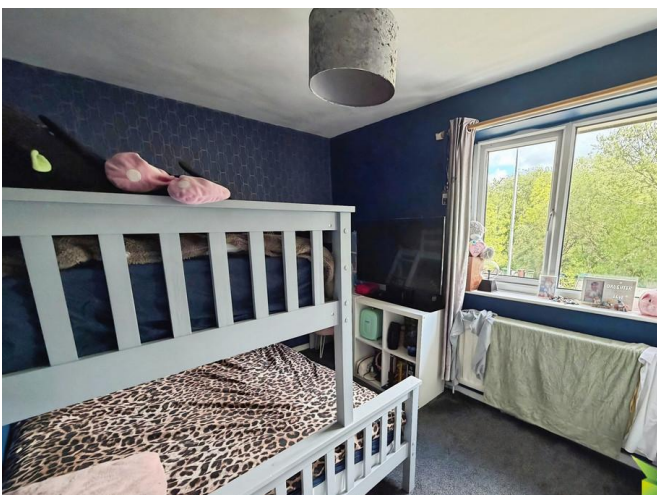
BATHROOM/WC 9' 6" x 4' 7" (2.9m x 1.4m) Combined three piece white suite comprising of a rectangular panelled bath with electric shower over, pedestal hand wash basin, low flush WC, over stairs storage cupboard, central heating radiator, part tiled to the walls, PVCu double glazed obscure window.

OUTSIDE Enclosed lawned garden to the front. Enclosed mainly lawned garden to the rear with off street parking area beyond.

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.