



**Queen Street, East Ardsley Wakefield WF3 2BE**

**welcome to**

## **Queen Street, East Ardsley Wakefield**

PERFECT FTB/YOUNG COUPLE/INVESTOR, TWO BEDROOM MID THROUGH TERRACE, ON STREET PARKING, ENCLOSED PAVED GARDEN to the rear, LIVING ROOM with LOG BURNER, KITCHEN/DINER, BASEMENT CELLAR, HOUSE BATHROOM. Good access to motorway links.

### **Entrance Hall**

Door to the front, stairs leading to the first floor landing, access into the living room and kitchen.

### **Living Room**

Double glazed window to the front, cosy log burner set within the chimney breast.

### **Kitchen/Diner**

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven with gas hob, space for a washing machine, breakfast island housing the integrated fridge freezer, access to the basement cellar, double glazed window and door to the rear.

### **Basement Cellar**

#### **First Floor Landing**

Storage cupboard with loft access. Access to both bedrooms and the house bathroom.

### **Bedroom One**

Double glazed window to the rear, gas central heating radiator.

### **Bedroom Two**

Double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, extractor fan, part tiled walls, double glazed window to the front.

### **Exterior**

On street parking to the front, enclosed paved garden area to the rear.





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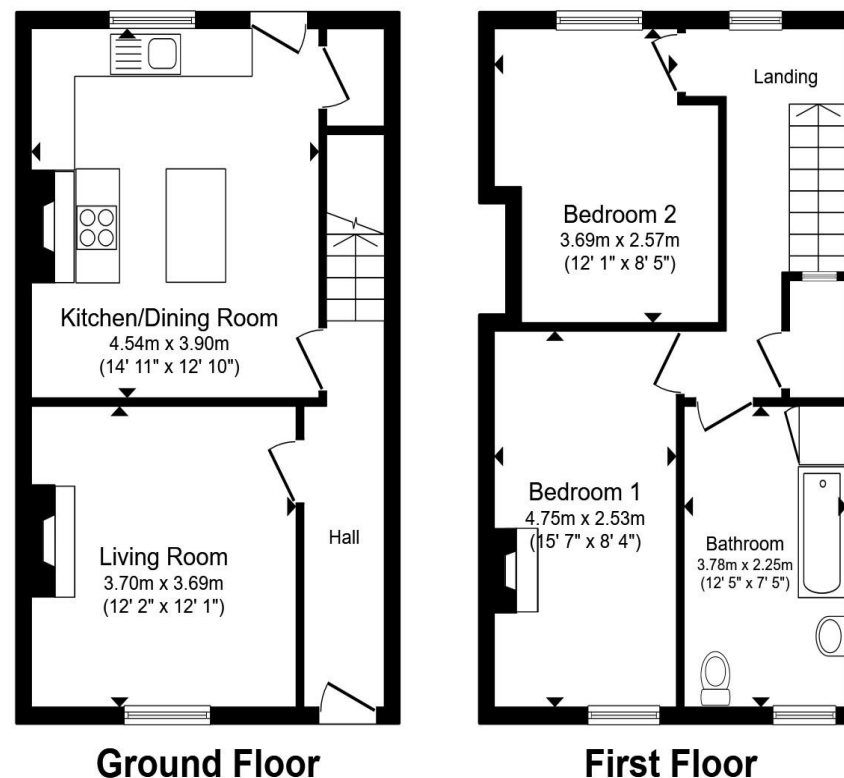
- Two bedroom mid through terrace
- Perfect FTB/young couple/investor
- Well presented throughout
- Paved garden area to the rear
- Basement cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£185,000**



Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111815 - 0003

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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](mailto:Morley@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)