

FOR SALE



Parker Street, East Ardsley

4 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £215,000

MARTIN&CO



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Martin & Co - Wakefield are delighted to offer to the sales market an extended four bedroom semi detached house situated in the popular village of East Ardsley within close proximity to local shops, schools and transport facilities. Briefly comprising of entrance hall, through lounge/diner, kitchen through to utility/side entrance lobby, dining room extension/possible bedroom 4 to the ground floor with three bedrooms and bathroom/WC to the first floor. Offered for sale with NO CHAIN we strongly suggest an early internal inspection to avoid disappointment.

- EXTENDED FOUR BED SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- 23 FT PLUS LOUNGE/DINER WITH FRENCH DOORS TO THE REAR
- UTILITY/SIDE ENTRANCE LOBBY

ENTRANCE HALL PVCu double glazed front entrance door with twin matching side panels, central heating radiator, leading to kitchen, lounge/diner and stairs up to the first floor.

LOUNGE/DINER 23' 1" x 11' 0" reducing to 9' 2" (7.04m x 3.35m) Two PVCu double glazed windows to the front elevation, wall hung electric fire, two central heating radiators, PVCu double glazed French Doors opening to the rear.



KITCHEN 10' 7" x 7' 10" (3.23m x 2.39m) Being fitted with a modern range of white high gloss units to high and low level with matching drawers, four ring stainless steel gas hob with built under oven, splash back and extractor over, contrasting counter tops with matching upstands incorporating a single deep bowl, stainless steel sink unit and drainer with mixer tap, space for a dryer, central heating radiator, useful under stairs storage cupboard housing the gas combination boiler, wood effect vinyl flooring, PVCu double glazed window to the side elevation, open through to the side entrance lobby/utility. Positioned to the side.

SIDE ENTRANCE/UTILITY Utility area - Fitted counter top with plumbing and space for a washing machine under, PVCu double glazed obscure window, wood



effect vinyl flooring,
Lobby area - PVCu double glazed Stable Style side entrance door and door leading to the dining room extension/possible bedroom four, wood effect vinyl flooring.

positioned to the rear.

BEDROOM THREE 6' 9" x 7' 0" (2.06m x 2.13m)
Central heating radiator, PVCu double glazed window, positioned to the front.

DINING ROOM EXTENSION/ BEDROOM 4 10' 6" x 10' 2" (3.2m x 3.1m) Central heating radiator, PVCU double glazed window. Being of brick built construction with a pitched roof. Positioned to the rear.

BATHROOM/WC 5' 11" x 5' 5" (1.8m x 1.65m)
Combined three piece white modern suite comprising of a p shaped bath with mains rain shower plus additional hand held shower attachment from the corner mixer taps and glass side screen, pedestal hand wash basin, low flush WC, majority tiled to the walls to compliment the suite, wood effect vinyl flooring, central heating radiator, PVCu double glazed obscure window, positioned to the rear.

FIRST FLOOR LANDING Leading to three bedrooms and combined bathroom/WC. Loft access point, PVCu double glazed window to the side elevation.

BEDROOM ONE 11' 4" x 11' 2" maximum measurement(3.45m x 3.4m) Central heating radiator, Two PVCU double glazed windows, positioned to the front.

OUTSIDE Enclosed block paved garden to the front with a block paved pathway leading down the side to the rear. Outside tap to the side. The rear garden is neatly planned and mainly lawned with a large variety of mature plants and shrubs. The block paved pathway continues round the other side of the property and to

BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.84m) Central heating radiator, PVCu double glazed window,



the French Doors. There are three steps up to the garden from the block paved pathway.

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 a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. 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 directly to Coadjute 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) 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.