



Offers over £150,000

TENURE : FREEHOLD

Queen Street, East Ardsley, WF3

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two good-sized bedrooms

Spacious living room

Kitchen/dining room with potential for modernisation

Enclosed rear yard with car access and off-road parking potential

Gas central heating and double glazing

Loft with ladder access and storage

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to offer this two-bedroom mid-terrace property for sale, offering an excellent opportunity for those looking to add their own cosmetic touches. Ideally suited to first-time buyers or investors, this home is located in a popular residential area and benefits from spacious rooms and great potential throughout.

Living Room

Measurements: 14'1" x 10'11" (4.28m x 3.32m)

UPVC entrance door opens into a spacious living area, having carpet flooring, radiator, and a double-glazed window overlooking the front. The room includes a fireplace with a stone surround, creating a focal point for the space.

Kitchen/Dining Room

Measurements: 14'0" x 13'2" (4.27m x 4.01m)

Fitted with a range of wall and base units with tiled splashbacks, 1.5 sink and drainer with mixer tap, and space for a freestanding cooker. Plumbing is provided for a washing machine. There is also a chimney housing a multi-fuel burner (to be removed), an internal door leading to the rear porch, and a double-glazed window overlooking the rear. A door also provides access to the cellar.

Rear Porch

With double-glazed windows overlooking the side and rear, and an external door opening out to the rear yard.

Stairs and Landing

Carpeted throughout with handrails, doors leading to both bedrooms and the bathroom, a loft hatch with ladder, and built-in storage cupboards.

Bedroom One

Measurements: 14'1" x 11'1" (4.28m x 3.39m)

A spacious double bedroom featuring carpet flooring, radiator, double-glazed window overlooking the front, and fitted wardrobe with sliding doors.

Bedroom Two

Measurements: 10'4" x 7'5" (3.14m x 2.27m)

A good-sized second bedroom with carpet flooring, radiator, double-glazed window overlooking the rear, and useful built-in storage cupboards.

Bathroom

Measurements: 10'4" x 4'11" (3.14m x 1.51m)

Fitted with a low-flush WC, pedestal wash basin, and bath with part-tiled walls. Radiator and frosted double-glazed window overlooking the rear.

Outside

To the front of the property, there is on-street parking.

To the rear, an enclosed yard with patio area and car access – offering the potential to convert the space into off-road parking.

EPC Rating: D 62

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Mid Terrace

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Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: On Street with potential for off road parking to rear
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding - LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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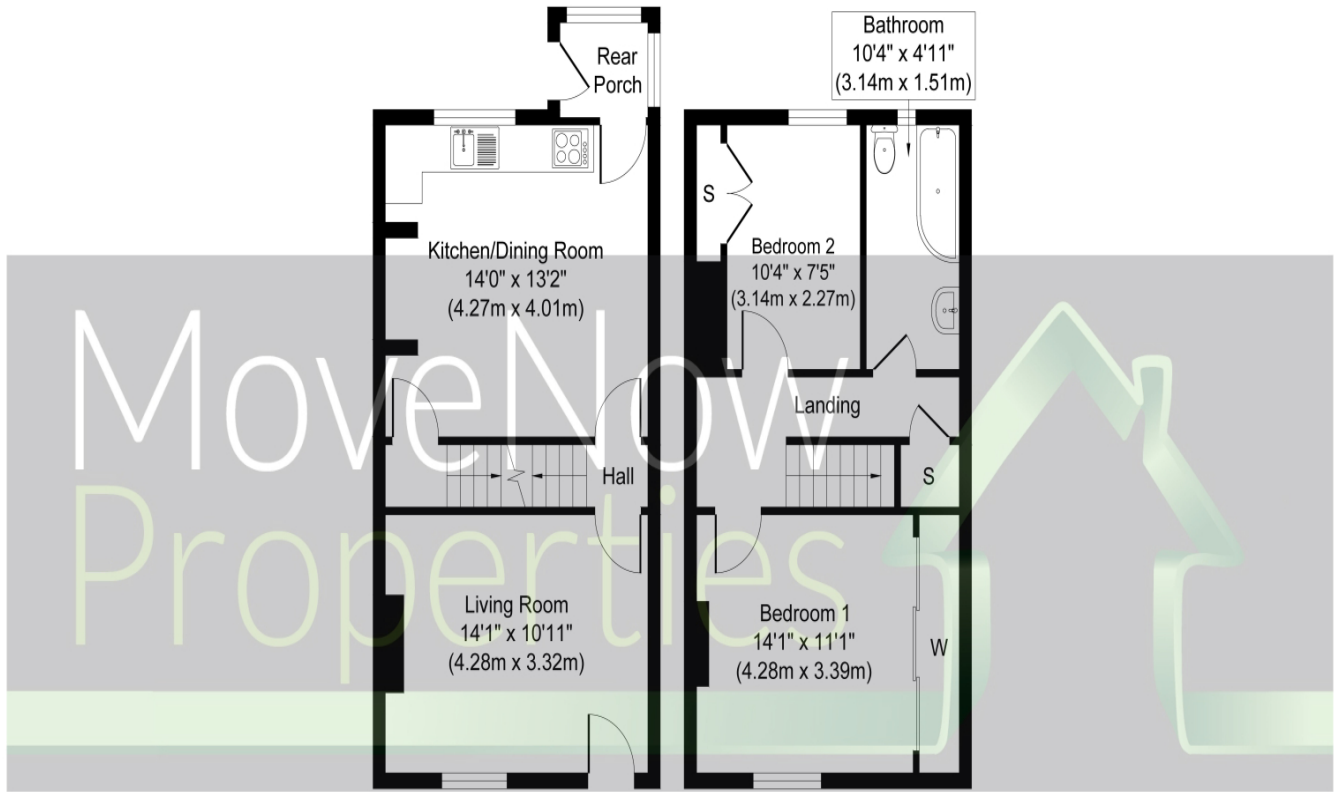


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Ground Floor
Approximate Floor Area
403 sq. ft
(37.45 sq. m)

First Floor
Approximate Floor Area
383 sq. ft
(35.56 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 8 Queen Street, East Ardsley, WF3

