



Crown Avenue, East Ardsley Wakefield WF3 2GH

welcome to

Crown Avenue, East Ardsley Wakefield

50% SHARED OWNERSHIP, can staircase up to 75% PERFECT FTB/YOUNG FAMILY, FABULOUS MODERN and WELL PRESENTED THREE BEDROOM DETACHED, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, MODERN HOUSE BATHROOM, DRIVEWAY providing ample parking and an ENCLOSED LAWNED GARDEN.

Entrance Hall

Door to the front, access to the downstairs WC and door leading into the living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

Living Room

uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing and door leading through to the kitchen.

Kitchen/Diner

A fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, space for dishwasher, fridge freezer and washing machine, electric oven and gas hob, uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Access to all three bedrooms and the house bathroom.

Bedroom One

uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

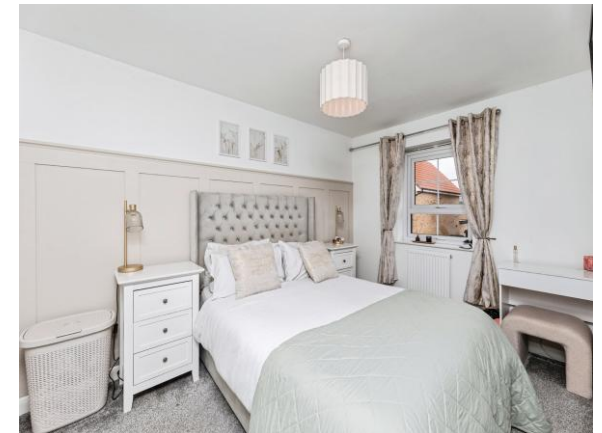
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

A modern three piece suite comprising of bath with shower over, low level flush WC, wash hand basin, heated towel rail, extractor fan, uPVC double glazed window to the rear.

Exterior

Driveway to the side providing ample off street parking, pathway leading to the front door and to the rear is an enclosed lawned garden with fence boundaries.





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Crown Avenue, East Ardsley Wakefield

- Three bedroom detached accommodation
- Shared ownership at 50% but can purchase up to 75%
- Modern and well presented throughout
- Perfect FTB/young family home
- Driveway and enclosed lawned garden

Tenure: Leasehold EPC Rating: B

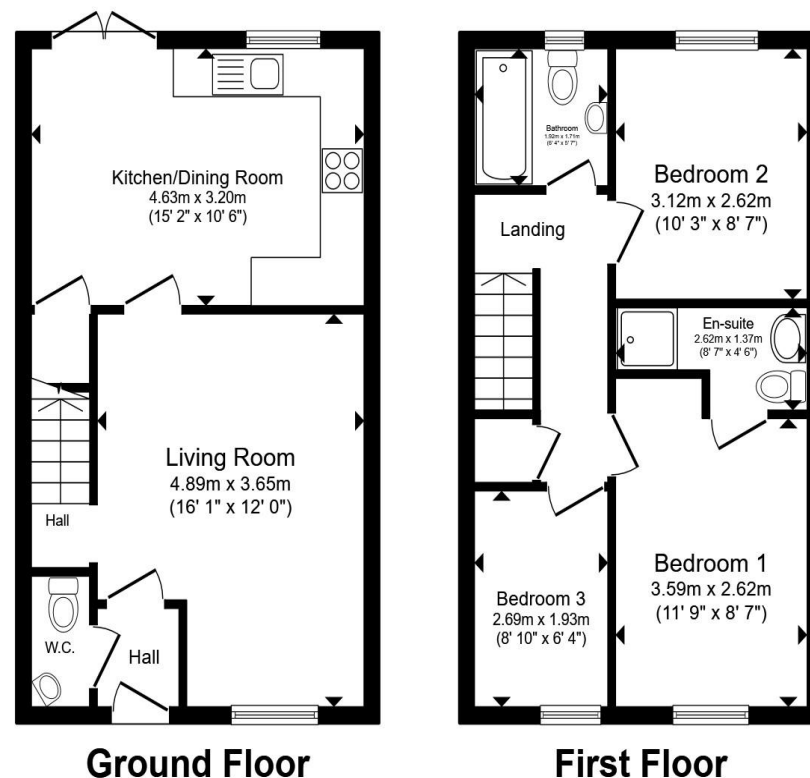
Council Tax Band: D Service Charge: 140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Total floor area 74.5 m² (802 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



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Property Ref:
MLY111855 - 0002

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.

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