



**Meadow Side Road, East Ardsley Wakefield WF3 2LZ**

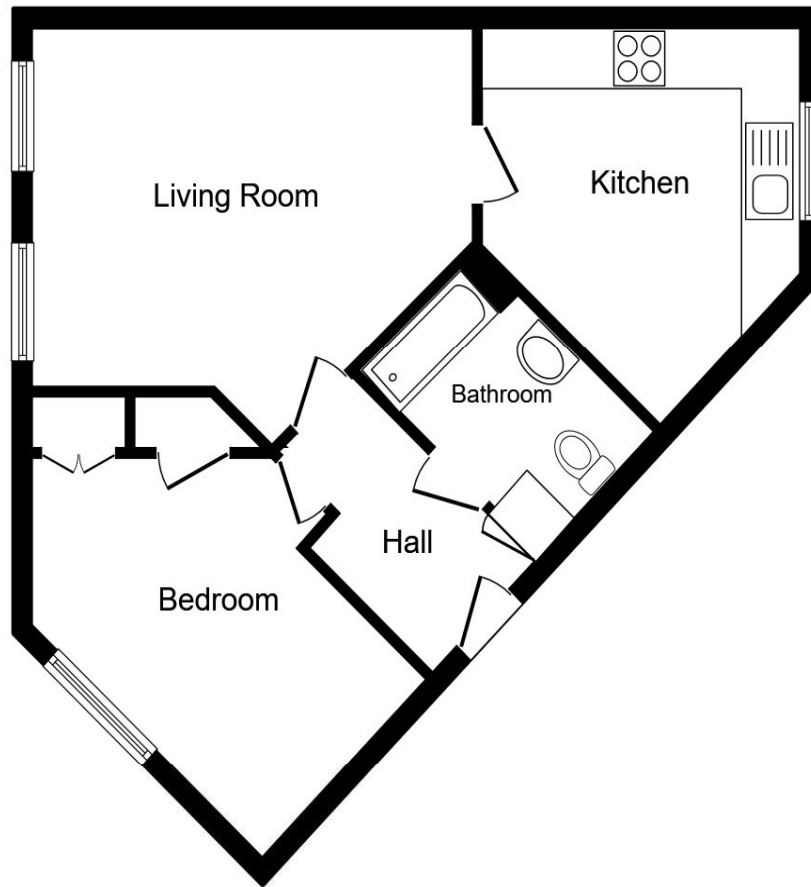


**welcome to**

**Meadow Side Road, East Ardsley Wakefield**

Guide price £100,000-£110,000! Offered to the market is this well-presented one bedroom apartment, ideally situated on Meadow Side Road in the popular residential area of East Ardsley. The property can be sold with a tenant in situ, making it an excellent investment opportunity with immediate rental





## Ground Floor

Total floor area 48.5 m<sup>2</sup> (522 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)



### Lounge

15' 2" max x 15' 7" max ( 4.62m max x 4.75m max )

### Kitchen

11' 8" max x 13' 3" max ( 3.56m max x 4.04m max )

### Bedroom One

9' max x 12' 6" max ( 2.74m max x 3.81m max )

### Bathroom

welcome to

## Meadow Side Road, East Ardsley Wakefield

- Guide Price £100,000-£110,000
- POSSIBILITY FOR PROPERTY SOLD WITH TENNANTS IN SITU!
- Ideal for a landlords looking for a great rental opportunity
- Sought after location of East Ardsley, Wakefield!
- Ground floor 1 bedroom apartment with allocated parking spot

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 145.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2007.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128012](https://www.williamhbrown.co.uk/Property/WAK128012)



Property Ref:  
WAK128012 - 0003

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