Sugdens
Sales & Lettings

Wensleydale Parade,

Offers Over £89,950

* * END TERRACE * * ONE BEDROOM * * IDEAL FOR FTB/INVESTOR * * WELL PRESENTED * *
* * MODERN KITCHEN BATHROOM * * GREAT LOCATION * * FRONT GARDEN * *

An well presented one-bedroom end-terrace property, ideally located within easy reach of Birstall Town Centre. The area offers a wide range of local amenities, shops, and excellent motorway links, making it a convenient and well-connected location.
This property would make an ideal purchase for a first-time buyer or investor.
The accommodation benefits from a modern fitted kitchen, house bathroom, gas central heating, and double glazing throughout.
Briefly comprising: entrance vestibule, open-plan lounge and kitchen area, cellar, first-floor bedroom and a house bathroom.
Externally, the property features a small low maintenance garden to the front.

Entrance
Radiator.

Open Plan Lounge / Kitchen
14'8" x 14'8" (4.47m" x 4.47m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back and plumbing for auto washer.

Lounge
Radiator.

Cellar
Useful storage.

First Floor Landing

Bedroom One
15'0" x 11'3" (4.57m" x 3.43m")
Radiator.

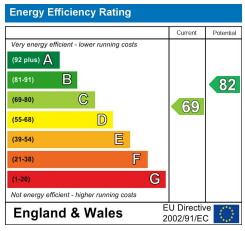
Bathroom
Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

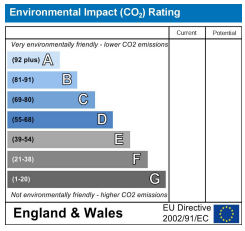
Exterior
Low maintenance garden to front.

Council Tax Band
A

Tenure
FREEHOLD.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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