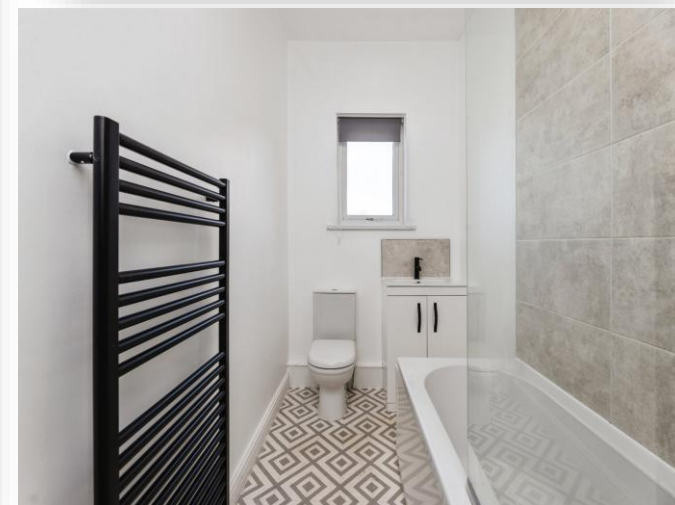




Common Lane, East Ardsley Wakefield WF3 2EP

welcome to

Common Lane, East Ardsley Wakefield

FOUR BEDROOM END THROUGH TERRACE, NO ONWARD CHAIN, PERFECT FTB/YOUNG FAMILY HOME, LAWNED REAR GARDEN, LIVING ROOM, MODERN FITTED KITCHEN/DINER and HOUSE BATHROOM, SEPARATE WC. Good access to motorway links and good schools.

Entrance Hall

Living Room

Kitchen/Diner

First Floor Landing

Bedroom One

Bedroom Four

House Bathroom

Second Floor Landing

Bedroom Two

Bedroom Three

Wc

Lawned Rear Garden





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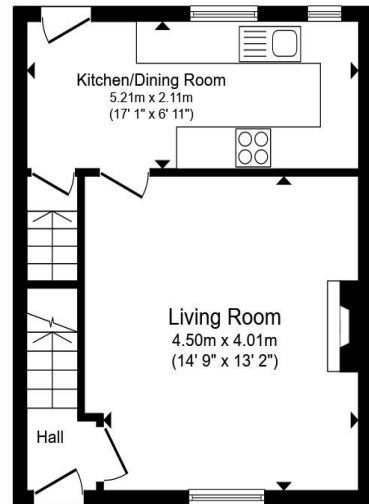
welcome to

Common Lane, East Ardsley Wakefield

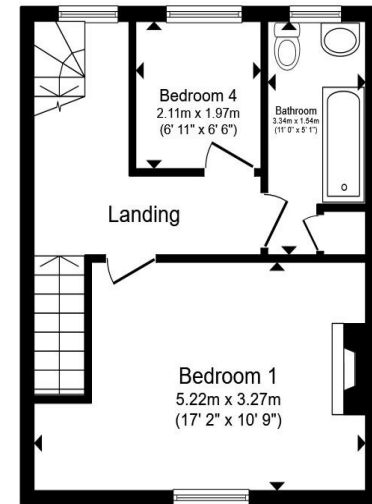
- Four bedroom end through terrace
- No onward chain
- Perfect FTB/young family
- Rear garden
- Good access to motorway links

Tenure: Freehold EPC Rating: E
Council Tax Band: A

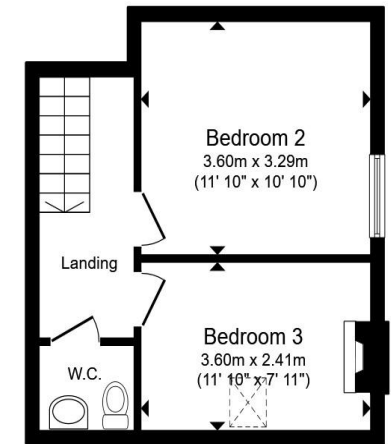
offers over
£190,000



Ground Floor



First Floor



Second Floor

Total floor area 99.2 m² (1,067 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:
MLY112104 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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