



Queen Street, East Ardsley Wakefield WF3 2BE

welcome to

Queen Street, East Ardsley Wakefield

TWO bedroom MID THROUGH TERRACE home with NO ONWARD CHAIN, YARD area to the rear, ON STREET PARKING, close proximity to Morley Town Centre and all local amenities, GOOD ACCESS to MOTORWAY LINKS and GOOD SCHOOLS.

Rear Porch Living Room

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

with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Kitchen

Has a fitted kitchen with a range of wall and base units with complementary work surfaces over, sink and drainer, space for appliances, gas central heating radiator, access to the basement cellar and uPVC double glazed window to the rear.

Basement Cellar

Ideal for storage.

First Floor Landing

Loft access via metal ladder, office space/storage.

Bedroom One

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

Bedroom Two

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

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

Exterior

On street parking to the front and a yard area to the rear.

Please Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case





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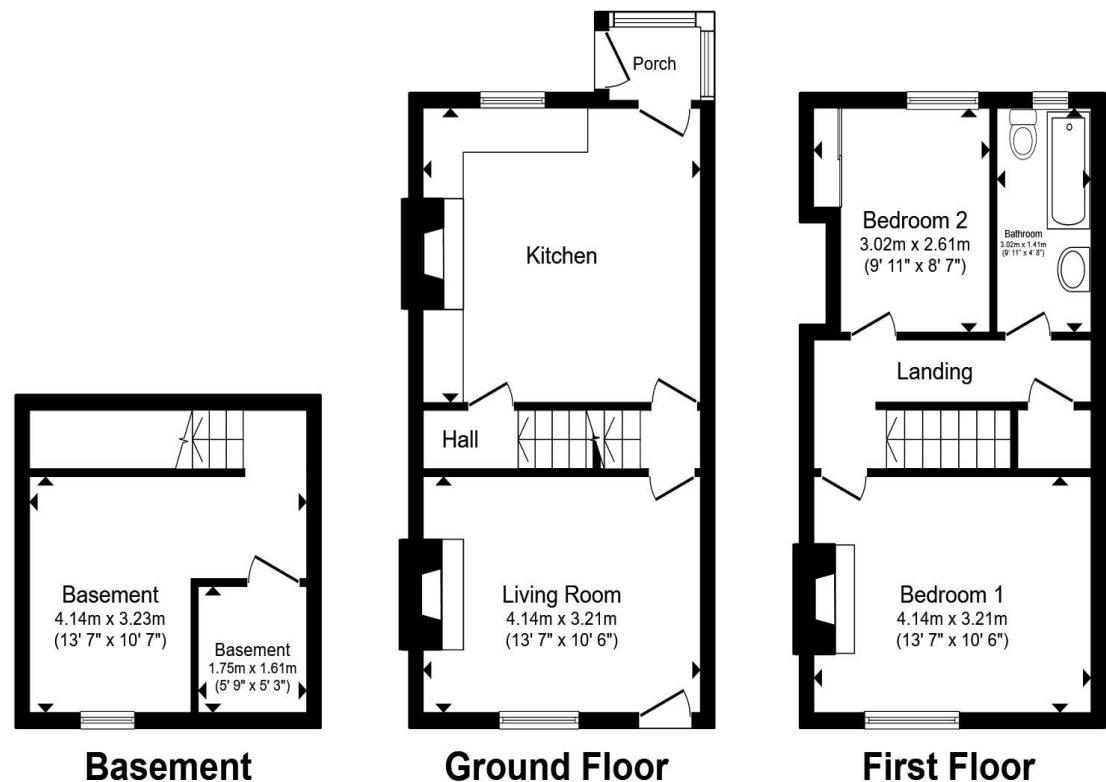
- Two bedroom through terrace home
- No onward chain
- Perfect FTB/Investment opportunity
- Yard area to the rear
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£145,000



Total floor area 85.8 m² (923 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:
MLY111934 - 0004

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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