



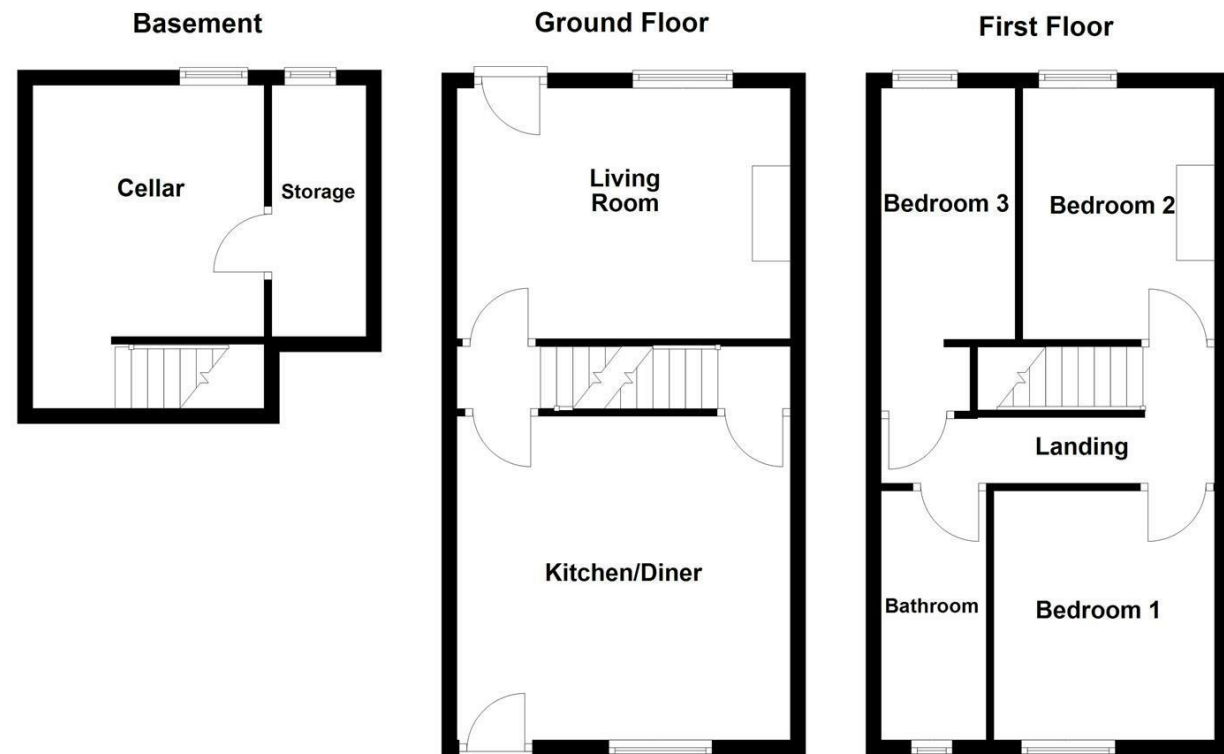
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## 26 Gordon Street, East Ardsley, Wakefield, WF3 2BH

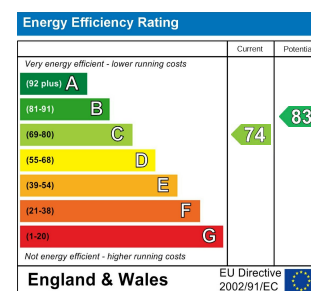
For Sale Freehold Offers In The Region Of £160,000

Situated in the desirable location of East Ardsley is this deceptively spacious three bedroom mid terrace home, offering generous accommodation and a low maintenance enclosed rear garden.

The property briefly comprises a living room to the front elevation, leading through to an inner hallway with staircase to the first floor and access to the kitchen diner. The kitchen diner provides access to the cellar, which includes a separate storage area. To the first floor, the landing gives access to three good sized bedrooms, the house bathroom and loft access. Externally, the property enjoys a small frontage overlooking a recreational area. To the rear, there is a paved, low maintenance garden ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing and benefits from an iron gate providing access to on street parking.

East Ardsley is well suited to a range of buyers, including first time purchasers, small families and professional couples. Local shops and schools are within walking distance, with a wider range of amenities available in Wakefield city centre. Regular bus routes serve the area and Wakefield benefits from two train stations offering links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this spacious home has to offer. Early viewing is highly recommended.



### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

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#### ACCOMMODATION

##### LIVING ROOM

10'9" x 14'4" [3.29m x 4.38m]

A UPVC double glazed front entrance door, UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with marble hearth and wooden surround, and door leading through to the inner hallway.



##### INNER HALLWAY

Stairs leading to the first floor and a door to the kitchen diner.

##### KITCHEN DINER

13'11" x 14'4" [4.25m x 4.38m]

UPVC double glazed window and door to the rear

elevation, central heating radiator and access down to the cellar. Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer, tiled splashbacks, space for cooker, space and plumbing for washing machine and space for fridge freezer.

##### CELLAR

10'9" x 9'11" [3.30m x 3.04m]

Frosted window to the rear and door leading to a separate storage area.

##### STORAGE AREA

10'9" x 4'0" [3.30m x 1.24m]

Frosted window to the front.

##### FIRST FLOOR LANDING

Loft access and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

10'8" x 9'6" [3.27m x 2.90m]

UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.



##### BEDROOM TWO

10'9" x 8'3" [3.30m x 2.52m]

UPVC double glazed window to the rear elevation and central heating radiator.



##### BEDROOM THREE

10'9" x 5'9" [3.30m x 1.76m]

UPVC double glazed window to the rear elevation and central heating radiator.



##### HOUSE BATHROOM/W.C.

10'8" x 4'6" [3.27m x 1.38m]

Frosted UPVC double glazed window to the front elevation, central heating radiator, low flush WC, pedestal

wash basin with tiled splashback and panelled bath with mixer tap and part tiled walls.



##### OUTSIDE

Externally to the front is a small recreational area providing access to the living room. To the rear is a low maintenance paved patio garden, ideal for outdoor dining and entertaining, enclosed by walling and timber fencing with an iron gate providing access to the rear and on street parking beyond.



##### COUNCIL TAX BAND

The council tax band for this property is A.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.