



Meadow Side Road, East Ardsley Wakefield WF3 2LZ

welcome to

Meadow Side Road, East Ardsley Wakefield

Offers Over £80,000! 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.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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





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Meadow Side Road, East Ardsley Wakefield

- Offers Over £80,000
- Easy reach of local amenities, transport links, and commuter routes
- Ideal for a landlord or first time buyer
- Sought after location of East Ardsley, Wakefield!
- Ground floor 1 bedroom apartment with allocated parking spot

Tenure: Leasehold EPC Rating: B

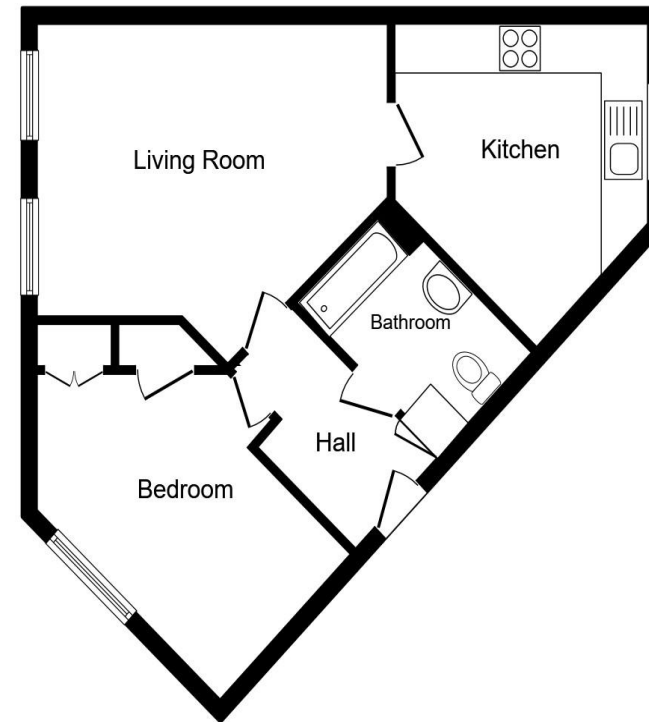
Council Tax Band: A Service Charge: 145.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Ground Floor

Total floor area 48.5 m² (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



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Property Ref:
WAK128012 - 0008

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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