



Bramley Close, East Ardsley

Wakefield, West Yorkshire, WF3 2NF

Asking Price:
£135,000

Holroyd Miller have pleasure in offering for sale this modern one-bedroom detached bungalow occupying a pleasant back water position on this small development just off Braford Road within walking distance of the village of East Ardsley and its independent shops, regular bus routes to Wakefield or Morley. Offered with immediate vacant possession offering excellent accommodation for those seeking retirement or a low maintenance lock up and leave with open plan lawn gardens, two allocated parking spaces. Having gas fired central heating and UPVC double glazing. The well-planned interior briefly comprises entrance reception hallway, spacious open plan living room opening to well equipped kitchen with built in oven and hob with extractor, one double bedroom with built in storage cupboard, house bathroom with shower over bath with modern suite. A low maintenance home within easy reach of this popular village within minutes' drive from the M1/M62 motorway network. Offered with No Chain, Viewing Essential. The property will also have the benefit of owning a parcel of land referred to in title number WYK455884 which could be used for additional parking.



Entrance Hallway

With double glazed composite entrance door, central heating radiator.

Living Room 18'5" x 10'9" max (5.61m x 3.28m max).

With double glazed window, central heating radiator, opening to...

Kitchen 7'7" x 7'9" (2.3m x 2.36m).

Fitted with a matching range of modern white fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, central heating boiler, plumbing for automatic washing machine, space for fridge and freezer, downlighting to the ceiling, tiling, double glazed window.

Bedroom 12' (3.67) x 10'9" (3.27) narrowing to 7'5" (2.27).

With built in storage cupboard, double glazed window, central heating radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, double glazed window, downlighting to the ceiling, central heating radiator.

Outside

Open plan communal gardens being mainly laid to lawn, two allocated parking spaces to the front. The property is accessed off Bradford Road and forms part of Bramley Close.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

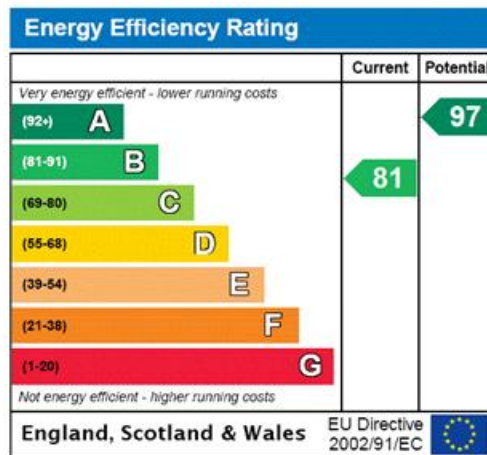


GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract