



52 Meadow Side Road

£67,995

East Ardsley | Wakefield | WF3 2LZ

Modern above average sized ONE BEDROOM ground floor apartment situated between Leeds and Wakefield centres with easy access to the M1 motorway network.

 **Cooper & Cutt**
ESTATE AGENTS



Modern above average sized ONE BEDROOM ground floor apartment situated between Leeds and Wakefield centres with easy access to the M1 motorway network.

The property benefits from PVCu double glazing, gas fired central heating, integrated appliances and an intruder alarm system together with entrance hall, store cupboard, half tiled bathroom/WC with shower, double sized bedroom with fitted wardrobes and large store cupboard, lounge and dining kitchen with integrated oven, hob, extractor, fridge, freezer, washer and dishwasher. One allocated parking space.

This property is let on an assured shorthold basis. Further details about the rental terms and dates are available upon request.

ALL ON GROUND FLOOR

ENTRANCE HALL

Central heating radiator. Electric rcd fuse box. Entry intercom phone. Alarm panel.

STORE CUPBOARD

BEDROOM ONE 15'0" x 8'2"

Two central heating radiators. Two PVCu windows. Built in wardrobe space with hanging rails. Fitted venetian blinds.

STORE CUPBOARD OFF

Shelving. Central heating radiator.

BATHROOM 8'10" x 6'0"

L shaped bathroom to include white three piece suit comprising panelled bath with shower over, low level WC and wash hand basin. Extractor fan unit. Glass shower screen. Hall tiled walls. Central heating radiator.

LOUNGE 15'11" x 16'1"

Two PVCu windows. Two central heating radiators. Fitted venetian blinds to windows. Aerial socket. Sky tv socket. Phone line socket.

DINING KITCHEN 11'5" x 13'2"

Modern light coloured fitted kitchen incorporating 1 1/2 bowl single drainer sink unit, whirlpool double oven, gas hob, extractor unit, fridge/freezer, washer and dishwasher. Ideal combination boiler with digital thermostat. PVCu window. Fitted venetian blind. Central heating radiator.

OUTSIDE

One allocated parking space.

TENURE

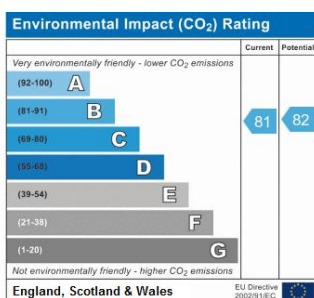
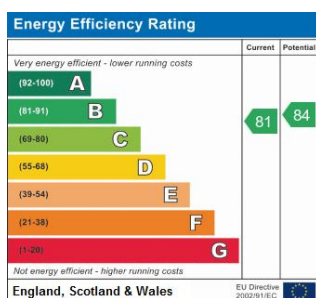
Leasehold, 125 years from 2006. Service charge is £850.00 per annum. Ground rent is £125.00 per annum.

SERVICES

All mains services are connected.

VIEWING

By arrangement with Cooper & Cutt.



Address:
52 Meadowside Road, East Ardsley, Wakefield, WF3 2LZ

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Leeds City Council

OFFICE

17 Wood Street
Wakefield
West Yorkshire
WF1 2EL

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements