





3 Cambridge Street, Wakefield - WF2 8TZ

£115,000 Freehold

Holroyd Miller have pleasure in offering for sale this recently redecorated mature mid terrace house occupying a central position within walking distance of Wakefield city centre and its excellent range of amenities. Offering excellent accommodation for either the first time buyer or those looking to invest. Having gas fired central heating, PVCU double glazing and comprising entrance to living room with feature fireplace, good sized kitchen diner extension with utility room, access to useful keeping cellar. To the first floor, two bedrooms both having built in wardrobes, house bathroom with shower over bath. Garden to the rear. Offered with No Chain, Viewing Essential.

Entrance to Living Room
With feature fire surround with marble inset and hearth, two wall light points, double glazed window and entrance door, central heating radiator.

Dining Kitchen
Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit with single drainer, gas point for cooker, tiling between the worktops and wall units, central heating radiator, access to useful keeping cellar.

Utility Room
With double glazed window and door leading onto the rear garden with fitted worktops, plumbing for automatic washing machine, central heating boiler.

Stairs lead to First Floor Landing

Bedroom to Front
A good sized bedroom with built in wardrobe, double glazed window, central heating radiator.

Bedroom to Rear
With fitted wardrobes, double glazed window, central heating radiator.

House Bathroom
Comprising pedestal wash basin, low flush w/c, paneled bath with electric shower over, tiling to the walls, central heating radiator.

Outside
The property is street lined to the front, to the rear, artificial turf garden area with rights of access over the neighboring property.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.





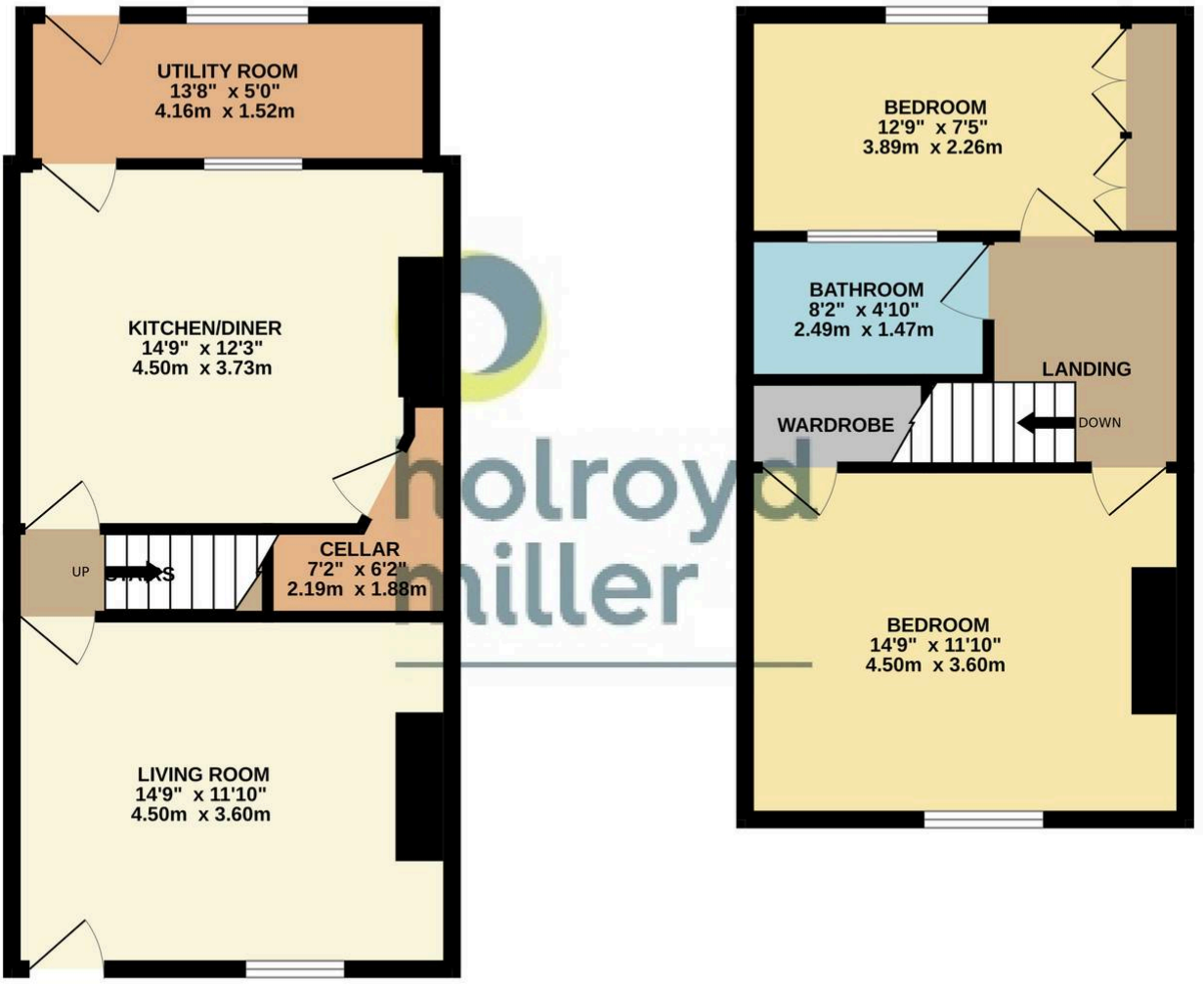






GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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