



Gordon Street | East Ardsley | WF3 2BH

£175,000

Two bedroom terrace | Council Tax Band A | EPC Rating D

Emsleys | estate agents

***BEAUTIFULLY PRESENTED. EASY ACCESS TO M1/M62, WAKEFIELD & LEEDS.

IDEAL FIRST TIME BUYER OPPORTUNITY.***

Spectacularly positioned within a sought after location boasts a generous balance of living space intending to create a comfortable and luxurious environment.

This beautiful property features one stylish reception room, where residents can spend time relaxing or entertaining guests. Infused with natural light, it serves as an ideal space for both everyday living, and social gatherings.

The property comes with two graceful bedrooms, providing a sanctuary for relaxation. Every room reflects thoughtful design ideas and grandeur, offering a peaceful retreat for the residents to unwind.

Additionally, there's a handsome family bathroom, replete with modern fixtures.

At the heart of this splendid home is a modern well-equipped kitchen, designed with open-plan and offering dining space. The kitchen serves as an excellent gathering spot and culinary workspace, perfect for the modern lifestyle.

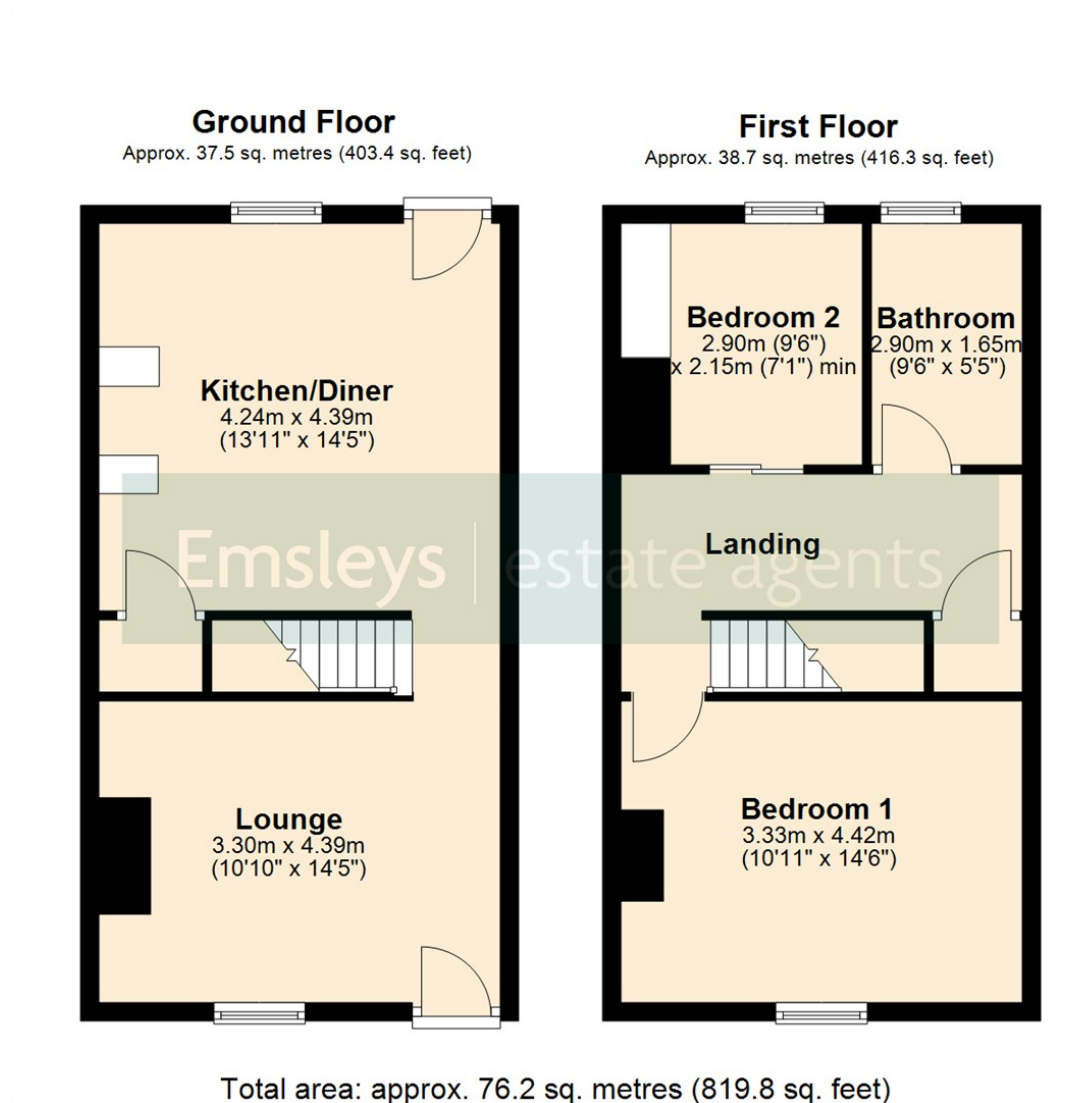
The house is equipped with gas central heating and PVCu double glazing, allowing for energy efficiency and comfort all year round.

Ideally, this house is a perfect home for first-time buyers. Its prime setting, close to public transport links, allows for easy and fuss-free commuting. So, if you're looking for a perfect first home, your search may very well end here.

This fine property offers a unique opportunity for those seeking a stylish and characterful home in a highly desirable location. Seize this opportunity and accomplish your aspiration of a dream home.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents