

LOT

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2 Auty Crescent, Stanley, Wakefield, West Yorkshire WF3 4PA

Guide price* £90,000–£100,000



A two bedroom semi detached house on a larger than average plot. Ideal as a buy to let investment.

Location

Auty Crescent is off Orchard Avenue leading into Ash Crescent, left into Lime Pit Lane then on to Aberford Road, the main A642. The property is located in the residential district of Stanley convenient for access to the M62 and M1 motorway connections. Stanley lies approximately 3 miles north of Wakefield city centre and 11 miles south of Leeds city centre.

Description

A two bedroom semi detached house in good decorative order therefore ideal for the buy to let landlord. The property is set in larger than average gardens with a modern bathroom and kitchen, spacious lounge, two good sized bedrooms and a

large detached garage. The property has central heating and Upvc double glazing.

Accommodation

Ground Floor Hall, Lounge with laminate flooring, Kitchen with base and wall units, oven, hob and extractor.

First Floor Landing, Two good sized bedrooms and a bathroom with bath, electric shower, wc and wash basin

Outside Gardens to front and rear. Large detached garage.

Tenure

Freehold

EPC

Energy efficiency rating D

Auction Valuer

Tony Webber FRICS

Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or at weekends with Bridgfords, Wakefield 01924 369 179

